

**Minutes
TIF Meeting
October 17, 2017**

On this 17th day of October 2017, at 5:50 p.m., the Board of Directors for the City of Devine Tax Increment Reinvestment Zone Number Two convened in a Meeting; the same being opened to the public at their regular meeting place; thereof, at City Hall, 303 S. Teel Drive, Devine, Texas. The following members being present:

William L. Herring, Chairman
Steve A. Lopez
David Espinosa
Cory Thompson

Absent being: Board Members David Valdez and Kathy Wilkins; thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary; Denise Duffy, City Accountant; Mary Badillo, City Financial Officer; Tom Cate, City Attorney; Vickie Pumphrey, Airport Manager; and Ofilia Pedroza, UB Clerk.

Others present: Marly Davis, Devine News; Lance Elliott, TIF Consultant; Ricardo R. Vela, Jr.; Bonnette & Isaiah Romero; Hal & Sonia J. Lance; Mary Allison; Juan Davalos; Doug Goodwell Phillip Fitch and Eva Thompson of Devine, Texas.

The first order of business was Roll Call.

Chairman William L. Herring called the meeting to order. Present were Board Members Steve Lopez, David Espinosa, Cory Thompson; and Interim City Administrator/City Secretary Dora V. Rodriguez.

The second order of business was Citizens to be heard.

There were no citizens to be heard at this time.

The third order of business was Election of a Secretary.

Board Member Steve Lopez nominated Board Member Kathy Wilkins for Secretary.

Motion made by Board Member Steve A. Lopez, seconded by Board Member David Espinosa to elect Board Member Kathy Wilkins for Secretary of Tax Increment Reinvestment Zone Number Two.

Ayes	--	Three
Nays	--	None
Absent	--	Two – Board Member David Valdez Board Member Kathy Wilkins

Motion carried.

The fourth order of business was consideration and possible action to Adopt a Revised Resolution on the City of Devine TIRZ #2 Revised Final Finance and Development Plan.

TIF Consultant Lance Elliott addressed City Council and briefed them that back in April, City Council, acting as the Tax Increment Reinvestment Zone #2 Board, adopted a revised final finance plan agreeing with the County that the County was going to participate at 70%, changing the City's participation to 30%. He explained that since then, we've added additional properties to the Zone – The Dirksen property by the Golf Course and the Wilkerson property which has been identified as a prime location for housing. The idea is that people who work in the community should be able to live in the community. He explained that we are amending the final financing development plan to include these properties in the Zone. Mr. Lance explained that we have not increased the length of the Zone, we have not created an amount of money in the Zone to be spent; we are only adding these properties to the Zone.

Board Secretary Kathy Wilkins arrived at 5:52 p.m.

Chairman William L. Herring read the Resolution 2017-1 aloud.

Motion by Board Member Steve A. Lopez, seconded by Board Member Cory Thompson to Adopt Resolution 2017-1, a Revised Resolution on the City of Devine TIRZ #2 Revised Final Finance and Development Plan.

Resolution 2017-1 attached as Exhibit A.

Ayes	--	Four
Nays	--	None
Absent	--	One – Board Member David Valdez

Motion carried.

The fifth order of business was consideration and possible action to Adopt a Resolution on a Revised Inter-local Agreement for the City Devine TIRZ Number Two by and between Medina County, the City of Devine and the Board of Directors City of Devine TIRZ Number Two.

TIF Consultant Lance Elliott explained that the Inter-local Agreement that we have with Medina County, the City and the Board hasn't changed, but what has changed is the final finance and development plan (which is Exhibit A to the Inter-local Agreement). He explained that because we've changed the final finance and development plan, we have to re-approve the Inter-local Agreement.

Motion by Board Member David Espinosa, seconded by Board Secretary Kathy Wilkins to Adopt Resolution 2017-2, a Resolution on a Revised Inter-local Agreement for the City Devine TIRZ Number Two by and between Medina County, the City of Devine and the Board of Directors City of Devine TIRZ Number Two.

Resolution 2017-2 attached as Exhibit B.

Ayes	--	Four
Nays	--	None

Absent -- One -- Board Member David Valdez

Motion carried.

The sixth order of business was discussion and consideration of date for the next meeting.

Board held discussion on meeting towards the end of the first quarter of next year, March 2018.

There being no further business to come before the Board, motion made by Board Member David Espinosa, seconded by Board Member Steve A. Lopez to adjourn meeting.

Ayes	--	Four
Nays	--	None
Absent	--	One -- Board Member David Valdez

Motion carried.

Chairman

Secretary

Resolution 2017-1

A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF DEVINE APPROVING A REVISED FINAL PROJECT PLAN AND FINANCING PLAN AND AMENDING THE BOUNDARIES OF THE ZONE.

WHEREAS, Section 311.011(a) of the Texas Tax Code requires the Board of Directors to prepare and adopt a finance plan and project plan; and

WHEREAS, The project plan and finance plan must be submitted to the Devine City Council for approval by ordinance; and

WHEREAS, To promote and insure the sound growth of the City, Medina County Appraisal District Parcels "R5449" comprising 41.51 acres; "R6960" comprising 21.844 acres; and Parcel "R7010" comprising 14.301 acres are incorporated into the boundaries of the Zone; and

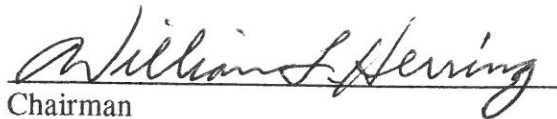
THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS:

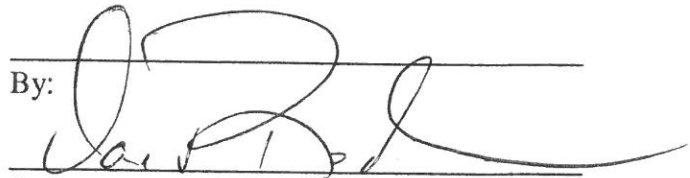
The attached Revised Project and Finance Plan along with the revised map with boundary zone changes is approved and shall be submitted to the Devine City Council for their approval by ordinance.

PASSED, APPROVED, AND ADOPTED THIS 17th day of October, 2017, BY THE Board of Directors of the City of Devine Tax Increment Reinvestment Zone Number Two.



Signed:


Chairman

By: 
Secretary

Resolution 2017-2

**A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX
INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY
OF DEVINE APPROVING A REVISED INTERLOCAL AGREEMENT BY AND
BETWEEN THE ZONE, MEDINA COUNTY AND THE CITY OF DEVINE**

WHEREAS, Chapter 791, Texas Government Code and Chapter 311 of the Texas Tax Code provide for the joint participation of City and County in the City of Devine Tax Increment Reinvestment Zone; and

WHEREAS, The Interlocal Agreement upon approval of the Board of Directors must be submitted to Medina County Commissioners Court and the City Council of the City of Devine for approval; and

WHEREAS, the Medina County Commissioners Court has at a regularly scheduled meeting approved their participation in the Reinvestment Zone.

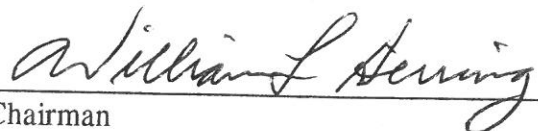
BE IT ORDAINED BY THE BY THE BOARD OF DIRECTORS:

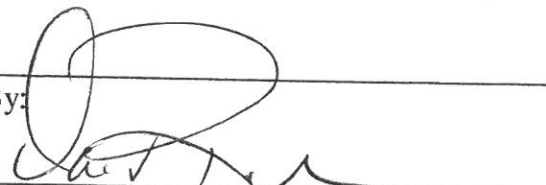
The attached Interlocal Agreement is approved and shall be submitted to the Devine City Council for their approval by ordinance.

PASSED, APPROVED, AND ADOPTED THIS 17th day of October, 2017, BY THE Board of Directors of the City of Devine Tax Increment Reinvestment Zone Number Two.



Signed:


Chairman

By: 
Secretary