

Minutes
TIRZ Meeting
November 12, 2019

On this 12th day of November 2019, at 5:45 p.m., the City Council of the Board of Directors for the City of Devine Tax Increment Reinvestment Zone Number Two convened in a Special Meeting; the same being opened to the public at their regular meeting place thereof, at City Hall, 303 S. Teel Drive, Devine, Texas. Notice of said Meeting having been prescribed in Chapter 551, Government Code, and Vernon's Texas Codes, Annotated, and the following members being present:

Cory Thompson, Chairman
Board Member Steve A. Lopez
Board Member David Espinosa
Board Member Debbie Randall

Absent being Board Members David Valdez and Jennifer Schott; thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary; Denise Duffy, City Accountant; Raul Garcia, City Engineer; Ismael Carrillo, Director of Public Works; and Ofilia Pedroza, UB Clerk.

Others present: Marly Davis, Devine News; and Lance Elliott, TIRZ Consultant, of San Antonio, Texas.

The first order of business was Roll Call.

Chairman Cory Thompson called the meeting to order. Present were Chairman Cory Thompson; Board Members Steve A. Lopez, David Espinosa, Debbie Randall; 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 an Update on Status of Zone, Lance Elliott.

Lance Elliott, TIRZ Consultant, addressed the Board and reminded them that since last year, we voted to make changes to the Interlocal Agreement, and we took those changes to the County. He explained we asked the County to adjust the base value of the Zone because Walmart had gone down in value by about \$2 Million. The County agreed to the changes but basically told us not to come back and ask them to do this again.

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Mr. Elliott stated that there's been no significant development in the Zone. He explained that the principal reason for creating the Zone was for the development of property along the IH-35 access road. He explained that we included properties around it and also properties near the golf course which the City intended to acquire to make improvements on, and we also included other vacant land in the City that there had been inquiries about during residential development. According to Mr. Elliott, there hasn't been any residential development occur on that property, so the primary property in the Zone is still the City property.

Mr. Elliott explained that because the IH-35 access road does not go all the way through the end of the property or is not a two-way access road (where you can come back), we've not had very much interest in that property. He pointed out; however, on the Go Medina Website, compared with all the cities in Medina County, ours is the only really active, encouraging development city; it's as proactive as it can get. So, as to the status of the Zone, the only change has been the change in the Interlocal Agreement with the County in this last year.

Mr. Elliott went over the TIRZ Map with the Board and explained that all the properties in the purple color are privately owned properties.

The Board held discussion on some pending developments.

No action was taken.

The fourth order of business was discussion, consideration and possible action on applying for a Federal Economic Development Agency (EDA) or other Federal Grants (USDA) for the construction of a "Thoroughfare" through the City of Devine owned property within the TIRZ.

Mr. Elliott informed the Board that City Engineer Raul Garcia has designed a thoroughfare to go from Hondo Avenue through the property which keeps us from having to go to the State and giving them \$1 Million to complete the access road to the next interchange. He explained that this road will open up the property to be developed and it will create corners that are available for different uses. It will also open up the property for future residential, future commercial, future industrial; and it will be a thoroughfare wide enough to accommodate 18-wheelers. According to Mr. Elliott, this thoroughfare will open up the 45 acres to make it right for development and start attracting businesses to that area, and the City can start actively marketing the property to be sold.

Mr. Elliott told the Board that to his understanding, this property has never been on the tax roll since the City was created. He explained that one of the reasons the County was participating with the City on the TIRZ Zone, is because they want to see it on the tax roll too. Our goal is to develop the 45 acres and put it on the tax roll for the City, the County and the School. Interim City Administrator/City Secretary Dora V. Rodriguez added that all remediation has been cleared.

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Mr. Elliott told the Board that the purpose of this agenda item is to apply for a grant to get this thoroughfare. He explained that the TIRZ has funds which can help pay for application fees or any consulting fees that will need to be paid in order to apply for the grant. Mr. Elliott added that we want to apply for the grant as quickly as we can because there will be a changeover in our House of Representatives' representative (Will Hurd); we want to get this processed while our representative is still in office because any new staff will not be familiar with it.

Interim City Administrator/City Secretary added that City Engineer Raul Garcia used to work for the EDA so he knows the ends and outs.

City Engineer Raul Garcia passed out maps for the Board to review. Mr. Elliott informed the Board that what they are seeing is not set in stone. He explained this is the preferred alignment but it is subject to some changes as the engineering goes along. According to Mr. Elliott, City Engineer Raul Garcia is giving us an ideal layout and from that layout, he will help us break it up into tracts for users. He explained that this way, we can market the property to several people rather than to just one person.

Council held discussion.

City Engineer Raul Garcia informed the Board that we will have an entrance on SH-173, IH-35 and on FM-3176.

Regarding the likelihood of grants, City Engineer Raul Garcia stated that we're looking at either 60/40 (60% in grants/40% in loans) or 80/20 (80% in grants/20% in loans). He explained that it's based on the number of jobs attracted to this. According to Mr. Garcia, we are looking at roughly \$3.5 Million which includes roadways, lift station, sewer lines, and water lines; all the infrastructure. He also informed the Board that we would still need to buy more property going into SH-173 in order to complete the thoroughfare.

Interim City Administrator/City Secretary Dora V. Rodriguez told the Board that City Engineer Raul Garcia can help us apply with the EDA, and we can also get help from USDA in applying for a grant. TIRZ Consultant Lance Elliott told the Board that this agenda item is to give TIRZ permission to apply for grants.

Motion by Alderwoman Randall, seconded by Alderman Lopez to apply with both Federal EDA and USDA and any other grants available, to be able to move forward with the construction of a "Thoroughfare" through the City of Devine owned property within the TIRZ, and to pay for any applicable fees through the TIRZ.

Ayes	--	Three
Nays	--	None
Absent	--	Two – Board Member Valdez Board Member Schott

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Motion carried.

The fifth order of business was discussion, consideration and possible action on transferring ownership of zone properties to the Tax Increment Reinvestment Zone #2, City of Devine and/or acquiring additional properties for the purpose of constructing the "Thoroughfare."

Mayor Thompson stated they would need to go into Closed Session because they were going to discuss purchasing or selling of property. He read aloud: An EXECUTIVE SESSION may be held at any time during a public open meeting to the consideration matters of the sorts described in Chapter 551, Subchapter D, Texas Government Code, and Vernon's Texas Codes, Annotated, Texas Open Meetings Act.

At 6:19 p.m., Mayor Thompson announced to the public that the Council would go into a Closed Session.

At 6:43 p.m., Closed Session was open to the public.

No Action was taken in Closed Session.

The sixth order of business was to RECONVENE into Regular Session and consider action, if any, on items discussed in Executive Session.

Motion by Alderwoman Randall, seconded by Alderman Espinosa to approve for TIRZ Chairman Cory Thompson to inquire and negotiate on any land to enhance the development of City property.

Ayes	--	Two
Nays	--	None
Abstain	--	One -- Board Member Lopez
Absent	--	Two -- Board Member Valdez Board Member Schott

Motion carried.

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

TIRZ Consultant Lance Elliott informed the Board that we probably don't need to have another meeting until we have some follow-up on the EDA grant. Once we get that, he said we'd have a meeting to move forward with the formal application. City Engineer Raul Garcia will be contacting the EDA tomorrow.

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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 the meeting.

Ayes	--	Three
Nays	--	None
Absent	--	Two – Board Member Valdez Board member Schott

Motion carried.

Chairman

Secretary