

Minutes
Tax Increment Reinvestment Zone Number Two
City of Devine Meeting
Of the Board of Directors
November 16, 2021

On this 16th day of November 2021, 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 the Dr. George S. Woods Community Center, 200 E. Hondo Avenue, 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 David Espinosa
Board Member Debbie Randall
Board Member Rufino Vega
Board Member Kathy Lawler
Board Member Angela Pichardo

Thus, constituting a quorum.

Personnel present: Dora V. Rodriguez, Interim City Administrator/City Secretary; Denise Duffy, City Accountant; and Tom Cate, City Attorney.

Others present: Lance Elliott, TIRZ Consultant; Marly Davis, Devine News; Josh Ritchey; Bill and Gay Ann Herring; and Kevin L. Stephens, of Devine, Texas.

Chairman Cory Thompson declared the meeting open.

The first order of business was Roll Call.

All Board members were present.

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 to discuss and consider approving the TIRZ Meeting Minutes for March 16, 2021.

The Board reviewed the minutes.

Motion by Board Member Espinosa, seconded by Board Member Randall to approve the TIRZ Meeting Minutes for March 16, 2021.

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Ayes	--	Four – Board Members Espinosa, Randall, Vega, Lawler
Nays	--	None
Abstain	--	One – Board Member Pichardo

Motion carried.

The fourth order of business was for discussion and possible action on beginning discussion of de-annexing certain properties from Tax Increment Reinvestment Zone #1, City of Devine, and annexing certain other properties to meet the goals of the Zone.

Mr. Lance Elliott, TIRZ Consultant addressed the Board. He talked about when the Tax Increment Reinvestment Zone #2 was created, there were two objectives. Number 1 was the redevelopment of the City owned property along the IH 35 access road, and Number 2 was facilitating new single home construction.

Mr. Elliott explained that the properties on the map that are outlined in red are the original Tax Increment Reinvestment Zone, and the properties that are in purple are properties that were annexed into the zone two years later for the sole purpose of residential development. He explained that the School has purchased the properties on the upper left of the map, so they are no longer available for single family residential development. For this reason, he explained that he started looking for any other properties in the City that might be available. He provided the Board with another map showing some properties outlined in green (6 lots off of Dixon Road and the area just below Harralton Circle) that are already platted lots but they do not have water and sewer.

Mr. Elliott told the Board that Mr. Michael Carson, who has come before Council several times, has inquired about another Zone to be created just for him, but he told the Board that this is not feasible. He explained that the plan that we adopted requires for homes to be on permanent foundations, and Mr. Carlson has talked about putting trailers on the property so he might or might not want this property in the Zone. According to Mr. Elliott, he and Mayor Thompson may need to meet with Mr. Carlson since he's already had prior conversations with the former city administrator about these trailers.

Mr. Elliott told the Board that tonight he wanted to talk about de-annexing from the Zone the property that was purchased by the School, and then annexing the properties that are outlined in green (below Harralton Circle) into the Zone.

Mr. Elliott explained that if the Board were to decide to annex this property into the Zone, we would then meet with the developer and explain to him that if he would front the money for the development, then all of the tax revenue generated for those properties would be his.

If Council approves beginning the discussion about this de-annexation and annexation, Mr. Lance explained that the next step would be for him and Interim City Administrator Dora V. Rodriguez to meet with Commissioner Pct. 4 Jerry Beck and Judge Schuchart to see if the County is willing to go along with the trading of the properties. He explained that the County is our partner in this Zone.

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Discussion was held as to the owners of the property below Harralton Circle. Mr. Lance told the Board that he may need to meet with them first before going to the County.

Motion by Board Member Pichardo, seconded by Board Member Lawler to begin discussions with the owner of the property outlined in green (below Harralton Circle) to annex into the Zone, and to move forward working with the County to de-annex the property purchased by the School, to meet the goals of the Zone.

Ayes	--	All
Nays	--	None

Motion carried.

The fifth order of business was Informational Items.

There were no Informational Items at this time.

There being no further business to come before the Board, motion made by Board Member Randall seconded by Board Member Pichardo to adjourn the meeting.

Ayes	--	All
Nays	--	None

Motion carried.

Chairman

Secretary