



City of Abilene

Tax Increment Reinvestment Zone (TIRZ) Board Agenda

Notice is hereby given of a meeting of the Tax Increment Reinvestment Zone (TIRZ) Board of City of Abilene to be held on March 4, 2021 at 10 a.m. at City Hall, 555 Walnut Street, Basement South Conference Room, Abilene, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tax Increment Reinvestment Zone (TIRZ) Board reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

MINUTES

1. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing on the Minutes from the Regular Meeting Held on September 25, 2019

AGENDA ITEMS

2. **Discussion:** Receive a Report and Hold a Discussion and Public Hearing on the Statement of Net Position for TIRZ #2
3. **Discussion:** Receive a Report and Hold a Discussion and Public Hearing on a Status Report for the Facade Improvement Grant Program and the Demolition Assistance Grant Program
4. **Discussion and Action:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Funding Request from the Abilene Cultural Affairs Council.

ADJOURNMENT

Notice

In compliance with the Americans with Disabilities Act, the City of Abilene will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received forty-eight (48) hours prior to scheduled meetings. Please contact the City Secretary's Office at 325-676-6208. Telecommunication device for the deaf is 325-676-6360.

CERTIFICATION

I hereby certify the above meeting notice was posted on the bulletin board at the City Hall of the City of Abilene, Texas, on the 26th day of February, 2021, at 11:50 a.m.

Shawna Atkinson, TRMC
City Secretary



MINUTES

Tax Increment Reinvestment Zone (TIRZ) Board

September 25, 2019 | 9 AM | City Hall Basement Conference Room

In Attendance

Members Present

Mr. Robert (Stormy) Higgins ~ Vice Chair

Mr. Charles Black

Mr. Sam Vinson

Mr. Ben Grant

City Staff Present

Mr. Michael Rice, Assistant City Manager

Mr. Mike Warrix, Director/Planning and Development Services

Mr. Stanley Smith, City Attorney

Ms. Melissa Farr, Executive Assistant

Others Present

Mr. Charles Wolfe

Call to Order

Mr. Higgins called the meeting to order at 10 a.m. and Ms. Farr recorded the minutes. A quorum of members was present, and the meeting proceeded.

Mr. Stanley Smith, City Attorney, explained the new item on the agenda, "Public Comments for Any Items on the Agenda." This is a requirement from a new law, which was effective September 1, 2019, amending the Open Meetings Act to manage public input at meetings. This allows the public to comment on every item on the agenda, either before or during the agenda item.

Approval of Minutes

The minutes of the previous meeting, July 31, 2019, were reviewed by Board members. Mr. Black made the motion to approve the minutes. Mr. Vinson seconded the motion. The vote to **approve** minutes was carried by four (4) in favor with none (0) in opposition.

Agenda Items

a. Statement of Net Position for TIRZ #2

The financial statement for July 2019 was provided to the Board. Mr. Rice stated the account is steady.

b. Discussion and possible action on overview of the Tax Increment Reinvestment Zones

Board members were content with the presentation and overview of the statutes that govern Tax Increment Financing and Tax Increment Reinvestment Zones that was provided in the meeting packet. They agreed there was no need to go through the presentation during the meeting.

c. Discussion and possible action on amendment to the TIRZ No. 2 Project Plan

The proposed amendment and resolution to adopt the amended project plan was included in the meeting packet for review. The changes are recommended to better reflect the market needs expressed by the development community within the TIRZ No. 2 boundaries.

The project listing and expenditures had been updated, and Mr. Rice provided this information in a handout. Board members agreed to modify the numbers on Exhibit A of the project plan.

Mr. Grant moved to accept the resolution, and Mr. Black seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Black, Grant, Vinson, and Higgins

NAYS: None

d. Discussion and possible action on a request by the City of Abilene regarding funding assistance for the Downtown Convention Center Hotel

Two contracts were provided to the Board for the abatement of asbestos material, demolition, and cleanup of the old water department building and the Boy Scout building. The request is to appropriate \$584,111 for the related costs of the project.

The Board asked to amend the resolution (Part 1) to state, "...The City Council appropriate actual demolition costs up to \$584,111 under the contracts."

Mr. Vinson moved to approve this request, and Mr. Black seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Black, Grant, Vinson, and Higgins

NAYS: None

e. Discussion of and possible action on a request by the City of Abilene to amend funding assistance for the Pine Street Underpass Beautification Project

Since the authorization of \$150,000 by the Board for illuminating the pedestrian tunnel at Pine Street, local artists have indicated they can raise approximately \$75,000 by fundraising efforts. These funds would essentially pay for the lighting materials and fencing. The request is to amend the total by reducing it by \$75,000.

Mr. Black moved to approve this amendment, and Mr. Higgins seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Black, Grant, Vinson, and Higgins

NAYS: None

f. Discussion of and possible action on a request by City of Abilene for finding assistance for Civic Plaza Hotel

The City is seeking reimbursement of \$750,000 over a period of eight (8) years. These funds are for the site security and demolition costs. In response to questions, Mr. Rice clarified the relationship and intentions of the City, DCOA, and Chamber.

The Board requested Part 2 of proposed resolution be deleted and verbiage revised. Mr. Grant moved to approve this resolution with requested revisions, and Mr. Vinson seconded the motion. The motion to **approve** prevailed by the following vote:

AYES: Black, Grant, Vinson, and Higgins

NAYS: None

g. Discussion of and possible action on a request by the City of Abilene to establish a demolition assistance grant program

A proposed resolution was presented to the Board to create a Demolition Assistance Grant Program, which would be similar to the Façade Grant Program. The recommendation is also to delegate grant approval authority to the Director of Planning and Development Services, or his designee.

Discussion among the Board was the desire to set funds aside to prevent applicants from having to return and directly request funds from the Board. The Board also agreed Part 3 of the resolution should state, "Funding be limited to \$50,000 per year for a three-year period from the date of City Council approval."

Mr. Black moved to approve the support of a Demolition Assistance Grant Program with the recommendation that the Director of Planning and Development Services be granted approval authority, and funding be limited to \$50,000 per year. Mr. Grant seconded the motion.

The motion to **approve** prevailed by the following vote:

AYES: Black, Grant, Vinson, and Higgins

NAYS: None

h. Executive Session:

The TIRZ Board of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the mailers listed below, as authorized by the noted Texas Government Code Sections:

A. 551.071 (Consultation with Attorney)

1. Consent and Waiver of Conflict of Interest Regarding City Attorney Representation

Adjournment

The meeting adjourned at 10:57 a.m.

APPROVED

Robert (Stormy) Higgins - Vice Chair

**CITY OF ABILENE TIRZ #2
BALANCE SHEET
November 30, 2020 and 2019**

	<u>November 2020</u>	<u>November 2019</u>
Current Assets:		
Cash and cash investments	\$ 564,454	\$ 1,208,975
Total Assets	<u>\$ 564,454</u>	<u>\$ 1,208,975</u>
Liabilities		
Current:		
Accounts payable	\$ -	\$ -
Total Liabilities	<u>-</u>	<u>-</u>
Fund Balance		
Restricted for current year obligations	386,734	1,196,885
Designated for purposes of trust	<u>177,720</u>	<u>12,090</u>
Total Fund Balance	<u>564,454</u>	<u>1,208,975</u>
Total Liabilities and Fund Balance	<u>\$ 564,454</u>	<u>\$ 1,208,975</u>

CITY OF ABILENE TIRZ #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For two months ending November 30, 2020 and 2019

	November 2020	Fiscal YTD 2021	Fiscal YTD 2020
Revenues:			
General property taxes	\$ 31,871	\$ 42,163	\$ 36,819
Delinquent taxes	248	1,114	432
Penalty and interest	91	423	169
Investment income	51	107	3,706
Total Revenues	32,261	43,807	41,126
Expenditures:			
Economic Development - Façade Improvement	10,000	20,877	-
Total Expenditures	10,000	20,877	-
Changes In Fund Balance	22,261	22,930	41,126
Fund Balance at Beginning of Period	542,193	541,524	1,167,849
Fund Balance at End of Period	\$ 564,454	\$ 564,454	\$ 1,208,975

CITY OF ABILENE TIRZ #2
Tax Increment Reinvestment Zone #2 Projects
As of November 30, 2020

		Projected Budget by Fiscal Year						
Economic Agreements:	Project	Total Approved Budget Remaining	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Motis Investments, LLC - 202 Pine Street	TIRZ.2001	\$ 52,924	\$ 52,924					
ARL Retail, LLC	TIRZ.2002	200,000	50,000	50,000	50,000	50,000		
Facade Improvement Grant Program	TIRZ.2003	76,217	76,217					
Pine Street Underpass Beautification Project	TIRZ.2004	75,000	75,000					
Demolition (Note A)	TIRZ.2007	413,059	100,000	100,000	100,000	100,000	13,059	
Demolition Assistance Grant Program	TIRZ.2008	103,470	53,470	50,000				
Subtotal TIRZ #2 Project Obligation Reserve		\$ 920,670	\$ 407,611	\$ 200,000	\$ 150,000	\$ 150,000	\$ 13,059	\$ -

Economic Agreements:	Project	FY21 Budget	Fiscal Year 21 Actual Disbursements	Balance reserved for FY21 budgeted programs
Motis Investments, LLC - 202 Pine Street	TIRZ.2001	\$ 52,924	\$ -	\$ 52,924
ARL Retail, LLC	TIRZ.2002	50,000	-	50,000
Facade Improvement Grant Program	TIRZ.2003	76,217	20,877	55,340
Pine Street Underpass Beautification Project	TIRZ.2004	75,000	-	75,000
Demolition 505 Pine	TIRZ.2007	100,000	-	100,000
Demolition Assistance Grant Program	TIRZ.2008	53,470	-	53,470
Subtotal TIRZ #2 Project Obligation Reserve		\$ 407,611	\$ 20,877	\$ 386,734

Note A:

TIRZ 2 Resolution No. 206-2019 authorized reimbursement to the City of Abilene for the actual demolition costs for 505 Pine Street in an amount not to exceed \$750,000. The actual cost of the demolition was \$463,059.06.

**CITY OF ABILENE TIRZ #2
BALANCE SHEET
December 31, 2020 and 2019**

	<u>December 2020</u>	<u>December 2019</u>
Current Assets:		
Cash and cash investments	\$ 639,546	\$ 771,998
Total Assets	<u>\$ 639,546</u>	<u>\$ 771,998</u>
Liabilities		
Current:		
Accounts payable	\$ -	\$ -
Total Liabilities	<u>-</u>	<u>-</u>
Fund Balance		
Restricted for current year obligations	313,810	612,774
Designated for purposes of trust	<u>325,736</u>	<u>159,224</u>
Total Fund Balance	<u>639,546</u>	<u>771,998</u>
Total Liabilities and Fund Balance	<u>\$ 639,546</u>	<u>\$ 771,998</u>

CITY OF ABILENE TIRZ #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For three months ending December 31, 2020 and 2019

	December 2020	Fiscal YTD 2021	Fiscal YTD 2020
	<u> </u>	<u> </u>	<u> </u>
Revenues:			
General property taxes	\$ 147,826	\$ 189,989	\$ 181,954
Delinquent taxes	103	1,218	574
Penalty and interest	44	466	224
Investment income	43	150	5,508
Total Revenues	<u>148,016</u>	<u>191,823</u>	<u>188,260</u>
Expenditures:			
Economic Development - Motis Investments	52,924	52,924	-
Economic Development - Façade Improvement	20,000	40,877	-
Economic Development - Downtown Hotel Project	-	-	584,111
Total Expenditures	<u>72,924</u>	<u>93,801</u>	<u>584,111</u>
Changes In Fund Balance	75,092	98,022	(395,851)
Fund Balance at Beginning of Period	<u>564,454</u>	<u>541,524</u>	<u>1,167,849</u>
Fund Balance at End of Period	<u>\$ 639,546</u>	<u>\$ 639,546</u>	<u>\$ 771,998</u>

CITY OF ABILENE TIRZ #2
Tax Increment Reinvestment Zone #2 Projects
As of December 31, 2020

		Projected Budget by Fiscal Year						
Economic Agreements:	Project	Total Approved Budget Remaining	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Motis Investments, LLC - 202 Pine Street	TIRZ.2001	\$ 52,924	\$ 52,924					
ARL Retail, LLC	TIRZ.2002	200,000	50,000	50,000	50,000	50,000		
Facade Improvement Grant Program	TIRZ.2003	76,217	76,217					
Pine Street Underpass Beautification Project	TIRZ.2004	75,000	75,000					
Demolition (Note A)	TIRZ.2007	413,059	100,000	100,000	100,000	100,000	13,059	
Demolition Assistance Grant Program	TIRZ.2008	103,470	53,470	50,000				
Subtotal TIRZ #2 Project Obligation Reserve		\$ 920,670	\$ 407,611	\$ 200,000	\$ 150,000	\$ 150,000	\$ 13,059	\$ -

Economic Agreements:	Project	FY21 Budget	Fiscal Year 21 Actual Disbursements	Balance reserved for FY21 budgeted programs
Motis Investments, LLC - 202 Pine Street	TIRZ.2001	\$ 52,924	\$ 52,924	\$ -
ARL Retail, LLC	TIRZ.2002	50,000	-	50,000
Facade Improvement Grant Program	TIRZ.2003	76,217	40,877	35,340
Pine Street Underpass Beautification Project	TIRZ.2004	75,000	-	75,000
Demolition 505 Pine	TIRZ.2007	100,000	-	100,000
Demolition Assistance Grant Program	TIRZ.2008	53,470	-	53,470
Subtotal TIRZ #2 Project Obligation Reserve		\$ 407,611	\$ 93,801	\$ 313,810

Note A:

TIRZ 2 Resolution No. 206-2019 authorized reimbursement to the City of Abilene for the actual demolition costs for 505 Pine Street in an amount not to exceed \$750,000. The actual cost of the demolition was \$463,059.06.

**CITY OF ABILENE TIRZ #2
BALANCE SHEET
January 31, 2021 and 2020**

	<u>January 2021</u>	<u>January 2020</u>
Current Assets:		
Cash and cash investments	\$ 834,618	\$ 873,301
Total Assets	<u>\$ 834,618</u>	<u>\$ 873,301</u>
Liabilities		
Current:		
Accounts payable	\$ -	\$ -
Total Liabilities	<u>-</u>	<u>-</u>
Fund Balance		
Restricted for current year obligations	303,810	612,774
Designated for purposes of trust	<u>530,808</u>	<u>260,527</u>
Total Fund Balance	<u>834,618</u>	<u>873,301</u>
Total Liabilities and Fund Balance	<u>\$ 834,618</u>	<u>\$ 873,301</u>

CITY OF ABILENE TIRZ #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For four months ending January 31, 2021 and 2020

	January 2021	Fiscal YTD 2021	Fiscal YTD 2020
	<u> </u>	<u> </u>	<u> </u>
Revenues:			
General property taxes	\$ 204,625	\$ 394,614	\$ 282,079
Delinquent taxes	292	1,510	625
Penalty and interest	112	578	253
Investment income	43	193	6,606
Total Revenues	<u>205,072</u>	<u>396,895</u>	<u>289,563</u>
Expenditures:			
Economic Development - Motis Investments	-	52,924	-
Economic Development - Façade Improvement	10,000	50,877	-
Economic Development - Downtown Hotel Project	-	-	584,111
Total Expenditures	<u>10,000</u>	<u>103,801</u>	<u>584,111</u>
Changes In Fund Balance	195,072	293,094	(294,548)
Fund Balance at Beginning of Period	<u>639,546</u>	<u>541,524</u>	<u>1,167,849</u>
Fund Balance at End of Period	<u>\$ 834,618</u>	<u>\$ 834,618</u>	<u>\$ 873,301</u>

CITY OF ABILENE TIRZ #2
Tax Increment Reinvestment Zone #2 Projects
As of January 31, 2021

		Projected Budget by Fiscal Year						
		Total Approved Budget Remaining	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Economic Agreements:	Project							
Motis Investments, LLC - 202 Pine Street	TIRZ.2001	\$ 52,924	\$ 52,924					
ARL Retail, LLC	TIRZ.2002	200,000	50,000	50,000	50,000	50,000		
Facade Improvement Grant Program	TIRZ.2003	76,217	76,217					
Pine Street Underpass Beautification Project	TIRZ.2004	75,000	75,000					
Demolition (Note A)	TIRZ.2007	413,059	100,000	100,000	100,000	100,000	13,059	
Demolition Assistance Grant Program	TIRZ.2008	103,470	53,470	50,000				
Subtotal TIRZ #2 Project Obligation Reserve		\$ 920,670	\$ 407,611	\$ 200,000	\$ 150,000	\$ 150,000	\$ 13,059	\$ -

		FY21 Budget	Fiscal Year 21	Balance
Economic Agreements:	Project		Actual Disbursements	reserved for FY21 budgeted programs
Motis Investments, LLC - 202 Pine Street	TIRZ.2001	\$ 52,924	\$ 52,924	\$ -
ARL Retail, LLC	TIRZ.2002	50,000	-	50,000
Facade Improvement Grant Program	TIRZ.2003	76,217	50,877	25,340
Pine Street Underpass Beautification Project	TIRZ.2004	75,000	-	75,000
Demolition 505 Pine	TIRZ.2007	100,000	-	100,000
Demolition Assistance Grant Program	TIRZ.2008	53,470	-	53,470
Subtotal TIRZ #2 Project Obligation Reserve		\$ 407,611	\$ 103,801	\$ 303,810

Note A:

TIRZ 2 Resolution No. 206-2019 authorized reimbursement to the City of Abilene for the actual demolition costs for 505 Pine Street in an amount not to exceed \$750,000. The actual cost of the demolition was \$463,059.06.

FACADE IMPROVEMENT GRANT PROGRAM					
RECIPIENT		AWARD	DATE	STATUS	NOTES
173 Walnut St.		10,000	04/29/2019	CLOSED	Lone Star Dry Goods
1133 N. 2nd. St		10,000	07/09/2019	CLOSED	Cockerell Building
806 S. 2nd St.		10,000	07/02/2019	CLOSED	SoDA District Warehouse
935 Pine St.		10,000	07/02/2019	CLOSED	Nathan Hathorn
302 Pine St.		10,000	12/10/2019	IN PROCESS	Grant Building
141 Oak St.		10,000	05/20/2020	CLOSED	Stanton Taylor
1056 N. 2nd St.		3,782.75	07/ 07/2020	CLOSED	Vagabond Pizza
401 Pine St.		10,000	06/01/2020	CLOSED	Windsor Apts
410 Walnut St.		10,000	06/01/2020	CLOSED	Windsor Parking Garage
137 Oak St.		10,000	07/10/2020	CLOSED	Oak St. Arbor
137 B Oak St.		10,000	07/10/2020	CLOSED	KAO Lounge
834 S. 3rd St. PH I		6,493	10/14/2020	CLOSED	SoDA District Warehouse
834 S. 3rd St. PH II		3,507	08/03/2020	IN PROCESS	SoDA District Warehouse
The Quarters Pecan St.		10,000	09/16/2020	CLOSED	Lynn Beal
630 N. 5th St.		10,000	10/19/2020	CLOSED	Belt Buckle Distillery
202 Pine St.		4,384	10/23/2020	CLOSED	MOTIS
TOTAL TO DATE		138,167	-	-	-
Remaining Funds FY21		11,833			
Pending Applications					
	None				
DEMOLITION ASSISTANCE GRANT PROGRAM					
RECIPIENT		AWARD	DATE	STATUS	NOTES
302 Pine St.		15,000	12/11/2019	CLOSED	Grant Building
630 N. 5th St.		7,780	02/20/2020	CLOSED	Belt Buckle Distillery
806 S. 2nd St.		15,000	04/07/2020	CLOSED	SoDA District Warehouse
801 S. 2nd St		8,750	08/06/2020	CLOSED	Lynn Beal/RB Capital
TOTAL TO DATE		46,530			
Remaining Funds FY21		103,470			
Pending Applications					
	None				
FY 2019	4				
FY 2020	9				
FY 2021	2				
Updated 01/19/2021					



December 7, 2020

Mr. Robert Hanna
City Manager
P.O. Box 60
Abilene, Texas 79601

Dear Mr. Hanna;

The Abilene Cultural Affairs Council is grateful to have received a grant in the amount of \$94,566 from the Texas Commission on the Arts for the project entitled "Walk this Way". The goal of the project is to enhance visibility, walkability and synergy within the Abilene Cultural District (ACD) and the adjoining SoDA district. Underpass lighting, a signature kinetic sculpture by Anthony Howe, pedestrian directional signage, and security cameras will encourage visitors to walk from the SoDA (entertainment district connected via underpass) to the ACD to visit the cultural venues, storybook sculptures, dine, and enjoy the kinetic sculpture and Adamson Spalding Storybook Garden.

The sculpture is titled "In Cloud Light IV" and the cost of the sculpture is \$200,000. The recommended location is in the vicinity of the soon to be built hotel, Adamson-Spalding Storybook Garden, and Convention Center. Dick and Kaye Spalding have generously issued a challenge grant in the amount of \$75,000 to assist with the purchase of the sculpture and the ACAC is respectfully asking the City to consider matching their challenge with TIRZ funding.

The proposed sculpture, pedestrian signage and lighting will greatly impact safety and how people connect with the ACD and SoDA District. In this unprecedented time of social distancing, public art and lighting provide a visual mechanism which reinforces social connectivity, serves as a tool for economic growth and sustainability, and enhances the unique character of our community.

Thank you for your consideration of this request and for all the City does to support the arts in our wonderful city.

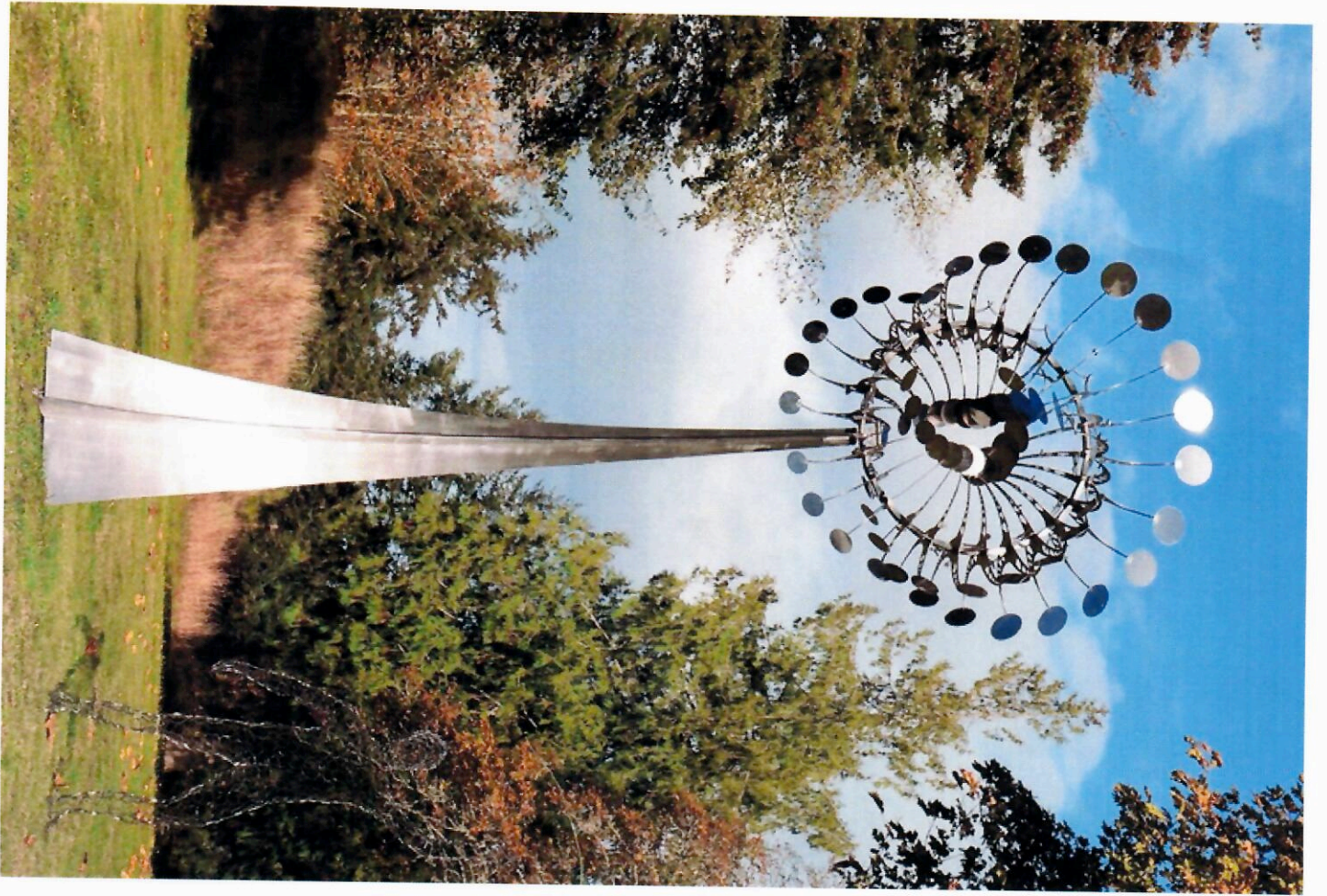
Kind Regards,

Lynn Barnett
Executive Director
Abilene Cultural Affairs Council



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PHONE 325.677.1161 FAX 325.676.1630

Affiliate of the Abilene Chamber of Commerce





OFFICE OF THE CITY MANAGER

February 26, 2021

Dear Chairman Higgins and Members of the Board,

Please accept this letter as staff's support for Abilene Cultural Affairs Council's request for grant match funding in the amount of \$75,000 for, "In Cloud Light IV."

This sculpture will help set the tone and feel of the festival district and the hotel as a place of energy and movement. It will be an artistic anchor that encourages and promotes pedestrian travel from one side of downtown (SoDA) to the other (hotel and convention center). It will very clearly capture the kinetic energy of a reimagined area between the hotel and the convention center.

This funding request is eligible for funding in the adopted project plan under at least two categories: (1) Festival District and Convention Center Improvements, or (2) Areawide Public Improvements and Amenities. The combined funding totals for these two categories is over \$5 million dollars based on project balances over the life of TIRZ No. 2.

Respectfully,

Robert Hanna
City Manager