



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 Thursday, July 21, 2022 at 2 p.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

PUBLIC COMMENT

1. Public Comment on Any Item on the Agenda

MINUTES

2. **Minutes:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on the minutes from the last regular meeting held on March 4, 2021

AGENDA ITEMS

3. **Presentation and possible action:** Receive a presentation and Hold a Discussion, and take possible action on Downtown Streetscape masterplan. ***(Robert Hanna)***
4. **Discussion:** Receive a Report and Hold a Discussion on the Statement of Net Position for TIRZ #2 ***(Mike Rains)***
5. **Grant Programs:** Receive a Report and Hold a Discussion and Take Action on the Renewal and Combining of the Facade Improvement Grant Program and Demolition Assistance Grant Program ***(Tim Littlejohn)***

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 15th day of July, 2022, at 4:30 p.m.

Shawna Atkinson, TRMC, CMC
City Secretary



MINUTES

Tax Increment Reinvestment Zone (TIRZ) Board

March 4, 2021 | 10 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. Michael Rains, Director of Finance
Mr. Mike Warrix, Director/Planning and Development Services
Ms. Kelley Messer, First Assistant City Attorney
Ms. Melissa Farr, Executive Assistant

Others Present

Ms. Lynn Barnett Mr. Doug Williamson Mr. Charles Wolfe

Call to Order

Mr. Higgins called the meeting to order at 10:07 a.m. and Ms. Farr recorded the minutes. A quorum of members was present, and the meeting proceeded.

Approval of Minutes

The minutes of the previous meeting, September 25, 2019, were reviewed by Board members. Mr. Vinson made the motion to approve the minutes. Mr. Black seconded the motion. The vote to **approve** minutes was carried by three (3) in favor with none (0) in opposition.

AYES: Black, Vinson, Higgins

NAYS: None

ABSENT: Grant

Agenda Items

Receive a Report, Hold a Discussion and Public Hearing, and Take Action on a Funding Request from the Abilene Cultural Affairs Council.

Ms. Lynn Barnett, Executive Director for the Abilene Cultural Affairs Council, was present to explain the request for potential funding of the sculpture titled “In Cloud Light IV” by artist, Anthony Howe.

Ms. Barnett explained that a grant in the amount of \$94,566 has been received from the Texas Commission on the Arts for the project entitled “Walk this Way.” This grant is intended to fund not only a portion of this sculpture, but also the underpass lighting, pedestrian directional signage, and security cameras.

The evening planned for October 22, 2021, “Walk This Way,” will celebrate the installation of the new kinetic sculpture. Ms. Barnett clarified that the City will own the sculpture. Mr. and Mrs. Dick Spalding have issued a challenge grant in the amount of \$75,000 to assist with the purchase of the \$200,000 sculpture. The ACAC is asking the City to consider matching their challenge with TIRZ funding.

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

AYES: Black, Vinson, Grant, Higgins

NAYS: None

Receive a Report and Hold a Discussion and Public Hearing on the Statement of Net Position for TIRZ #2

Mr. Mike Rains presented the financial reports for the last three months. As of January 31, 2021, the Fiscal YTD change in fund balance is \$293, 094. \$407,611 remains in the budget for this year (FY21 Budget.)

Mr. Grant moved to approve this report. Mr. Vinson seconded the motion. The motion to **approve** this report prevailed by the following vote:

AYES: Black, Vinson, Grant, Higgins

NAYS: None

Receive a Report and Hold a Discussion and Public Hearing on a Status Report for the Façade Improvement Grant Program and the Demolition Assistance Grant Program

Mr. Mike Warrix presented the current status of the City of Abilene Façade Improvement Grant Program. There have been 15 grants awarded for a total of \$138, 167. The total of remaining funds is \$11,833.

Mr. Warrix also presented the status of the Demolition Assistance Grant Program. There have been four grants awarded for a total of \$46, 530. The total of funds remaining is \$103, 470.

Mr. Vinson moved to approve this report. Mr. Grant seconded the motion. The motion to **approve** this report prevailed by the following vote:

AYES: Black, Vinson, Grant, Higgins

NAYS: None

Adjournment

Mr. Black moved to adjourn the meeting. Mr. Vinson seconded the motion. The meeting adjourned at 10:38 a.m.

APPROVED

Robert (Stormy) Higgins - Vice Chair

**CITY OF ABILENE TIRZ #2
BALANCE SHEET
March 31, 2022 and 2021**

	<u>March 2022</u>	<u>March 2021</u>
Current Assets:		
Cash and cash investments	\$ 1,195,882	\$ 854,486
Total Assets	<u>\$ 1,195,882</u>	<u>\$ 854,486</u>
Liabilities		
Current:		
Accounts payable	\$ -	\$ -
Total Liabilities	<u>-</u>	<u>-</u>
Fund Balance		
Restricted for current year obligations	223,966	303,810
Designated for purposes of trust	<u>971,916</u>	<u>550,676</u>
Total Fund Balance	<u>1,195,882</u>	<u>854,486</u>
Total Liabilities and Fund Balance	<u>\$ 1,195,882</u>	<u>\$ 854,486</u>

CITY OF ABILENE TIRZ #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For six months ending March 31, 2022 and 2021

	<u>March 2022</u>	<u>Fiscal YTD 2022</u>	<u>Fiscal YTD 2021</u>
Revenues:			
General property taxes	\$ 10,861	\$ 551,470	\$ 410,395
Delinquent taxes	514	2,429	3,666
Penalty and interest	1,198	2,355	2,474
Investment income	128	462	228
Total Revenues	<u>12,701</u>	<u>556,716</u>	<u>416,763</u>
Expenditures:			
Economic Development - Motis Investments	-	-	52,924
Economic Development - Façade Improvement	-	-	50,877
Total Expenditures	<u>-</u>	<u>-</u>	<u>103,801</u>
Changes In Fund Balance	12,701	556,716	312,962
Fund Balance at Beginning of Period	<u>1,183,181</u>	<u>639,166</u>	<u>541,524</u>
Fund Balance at End of Period	<u>\$ 1,195,882</u>	<u>\$ 1,195,882</u>	<u>\$ 854,486</u>

CITY OF ABILENE TIRZ #2
Tax Increment Reinvestment Zone #2 Projects
As of March 31, 2022

		Total Approved Budget Remaining	Projected Budget by Fiscal Year				
Economic Agreements:	Project		FY 22	FY 23	FY 24	FY 25	FY 26
ARL Retail, LLC	TIRZ.2002	\$ 200,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Facade Improvement Grant Program	TIRZ.2003	20,496	20,496				
Demolition 505 Pine (Note A)	TIRZ.2007	313,059	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		\$ 637,025	\$ 223,966	\$ 200,000	\$ 150,000	\$ 63,059	\$ -

Economic Agreements:	Project	FY22 Budget	Fiscal Year 22 Actual Disbursements	Balance reserved for FY22 budgeted programs
ARL Retail, LLC	TIRZ.2002	50,000	-	50,000
Facade Improvement Grant Program	TIRZ.2003	20,496	-	20,496
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		\$ 223,966	\$ -	\$ 223,966

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
April 30, 2022 and 2021**

	<u>April 2022</u>	<u>April 2021</u>
Current Assets:		
Cash and cash investments	\$ <u>1,197,897</u>	\$ <u>708,198</u>
Total Assets	<u>\$ <u>1,197,897</u></u>	<u>\$ <u>708,198</u></u>
Liabilities		
Current:		
Accounts payable	\$ <u>-</u>	\$ <u>-</u>
Total Liabilities	<u>-</u>	<u>-</u>
Fund Balance		
Restricted for current year obligations	223,966	228,810
Designated for purposes of trust	<u>973,931</u>	<u>479,388</u>
Total Fund Balance	<u>1,197,897</u>	<u>708,198</u>
Total Liabilities and Fund Balance	<u>\$ <u>1,197,897</u></u>	<u>\$ <u>708,198</u></u>

CITY OF ABILENE TIRZ #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For seven months ending April 30, 2022 and 2021

	April 2022	Fiscal YTD 2022	Fiscal YTD 2021
	<u> </u>	<u> </u>	<u> </u>
Revenues:			
General property taxes	\$ 1,582	\$ 553,052	\$ 413,312
Delinquent taxes	28	2,456	4,032
Penalty and interest	62	2,417	2,883
Investment income	343	806	248
	<u> </u>	<u> </u>	<u> </u>
Total Revenues	2,015	558,731	420,475
	<u> </u>	<u> </u>	<u> </u>
Expenditures:			
Economic Development - Motis Investments	-	-	52,924
Economic Development - Façade Improvement	-	-	50,877
Economic Development - Pine St. Underpass Beautification	-	-	75,000
Economic Development - In Cloud Light IV Sculpture	-	-	75,000
	<u> </u>	<u> </u>	<u> </u>
Total Expenditures	-	-	253,801
	<u> </u>	<u> </u>	<u> </u>
Changes In Fund Balance	2,015	558,731	166,674
	<u> </u>	<u> </u>	<u> </u>
Fund Balance at Beginning of Period	1,195,882	639,166	541,524
	<u> </u>	<u> </u>	<u> </u>
Fund Balance at End of Period	\$ 1,197,897	\$ 1,197,897	\$ 708,198
	<u> </u>	<u> </u>	<u> </u>

CITY OF ABILENE TIRZ #2
Tax Increment Reinvestment Zone #2 Projects
As of April 30, 2022

		Total Approved Budget Remaining	Projected Budget by Fiscal Year				
Economic Agreements:	Project		FY 22	FY 23	FY 24	FY 25	FY 26
ARL Retail, LLC	TIRZ.2002	\$ 200,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Facade Improvement Grant Program	TIRZ.2003	20,496	20,496				
Demolition 505 Pine (Note A)	TIRZ.2007	313,059	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		\$ 637,025	\$ 223,966	\$ 200,000	\$ 150,000	\$ 63,059	\$ -

Economic Agreements:	Project	FY22 Budget	Fiscal Year 22 Actual Disbursements	Balance reserved for FY22 budgeted programs
ARL Retail, LLC	TIRZ.2002	50,000	-	50,000
Facade Improvement Grant Program	TIRZ.2003	20,496	-	20,496
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		\$ 223,966	\$ -	\$ 223,966

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
May 31, 2022 and 2021**

	May 2022	May 2021
Current Assets:		
Cash and cash investments	\$ 1,163,895	\$ 710,359
Total Assets	\$ 1,163,895	\$ 710,359
Liabilities		
Current:		
Accounts payable	\$ -	\$ -
Total Liabilities	-	-
Fund Balance		
Restricted for current year obligations	173,966	228,810
Designated for purposes of trust	989,929	481,549
Total Fund Balance	1,163,895	710,359
Total Liabilities and Fund Balance	\$ 1,163,895	\$ 710,359

CITY OF ABILENE TIRZ #2
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
For eight months ending May 31, 2022 and 2021

	May 2022	Fiscal YTD 2022	Fiscal YTD 2021
Revenues:			
General property taxes	\$ 7,684	\$ 560,736	\$ 415,217
Delinquent taxes	3,871	6,327	4,174
Penalty and interest	3,826	6,243	2,979
Investment income	617	1,423	266
Total Revenues	15,998	574,729	422,636
Expenditures:			
Economic Development - Motis Investments	-	-	52,924
Economic Development - ARL Retail, LLC	50,000	50,000	-
Economic Development - Façade Improvement	-	-	50,877
Economic Development - Pine St. Underpass Beautification	-	-	75,000
Economic Development - In Cloud Light IV Sculpture	-	-	75,000
Total Expenditures	50,000	50,000	253,801
Changes In Fund Balance	(34,002)	524,729	168,835
Fund Balance at Beginning of Period	1,197,897	639,166	541,524
Fund Balance at End of Period	\$ 1,163,895	\$ 1,163,895	\$ 710,359

CITY OF ABILENE TIRZ #2
Tax Increment Reinvestment Zone #2 Projects
As of May 31 2022

		Projected Budget by Fiscal Year					
		Total Approved Budget Remaining	FY 22	FY 23	FY 24	FY 25	FY 26
Economic Agreements:	Project						
ARL Retail, LLC	TIRZ.2002	\$ 200,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
Facade Improvement Grant Program	TIRZ.2003	20,496	20,496				
Demolition 505 Pine (Note A)	TIRZ.2007	313,059	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		\$ 637,025	\$ 223,966	\$ 200,000	\$ 150,000	\$ 63,059	\$ -

		FY22 Budget	Fiscal Year 22 Actual Disbursements	Balance reserved for FY22 budgeted programs
Economic Agreements:	Project			
ARL Retail, LLC	TIRZ.2002	50,000	50,000	-
Facade Improvement Grant Program	TIRZ.2003	20,496	-	20,496
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		\$ 223,966	\$ 50,000	\$ 173,966

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.

TIRZ #2 Meeting

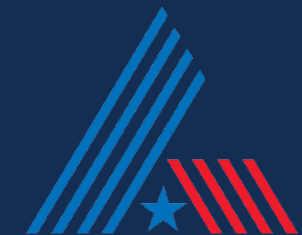
Facade Improvement and Demolition Assistance Grant Program

July 21, 2022



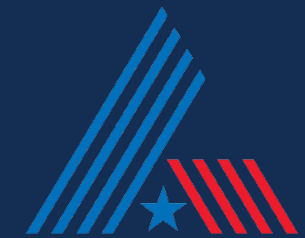
Facade Improvement Grant Program and Demolition Assistance Grant Renewal

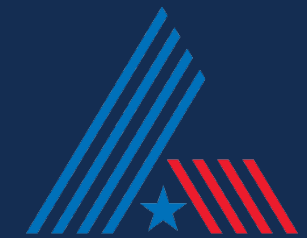
- Incentive Program for Commercial Property Owners to Renovate/Rehabilitate Building Facades
- Facade Improvement Grant awards (Reimbursement) previously up to \$10,000 per Eligible Project on 50/50 match Basis with \$50,000 per year for 3 years
- Demolition Assistance Grant awards previously up to \$15,000 per eligible project on 50/50 match basis with \$150,00 allocated over 3 years
- Program Limited to TIRZ-Eligible Properties within the Central Business District (CBD)/ Expansion Potential to non-TIRZ Properties within CBD
- Landmarks Commission Expressed Support on February 26, 2019
- TIRZ Board Approved Resolution Supporting Program and Committing Funding on March 21, 2019
- Staff is recommending combining the two programs into one
- Due to the success of the facade improvement program staff recommends the fund be increased
- Grants Reviewed and Approved Administratively



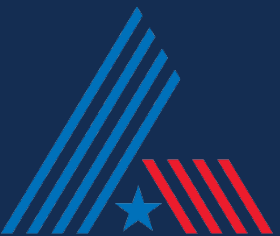
Eligible Projects

- Eligible projects will remain as identified within the policies and procedure adopted previously for both facade and demolition grants
- Historically the facade grant has more demand than the demolition assistance grant
- Combining the two programs will ensure funds are available for either program is in demand and will help continue to improve the TIRZ district and investments
- Staff has business owners that are ready to take advantage of the facade improvement grant downtown when renewed

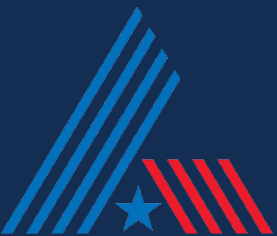




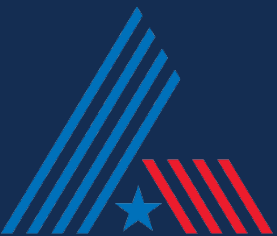
630 N 5th Street



201 Mesquite



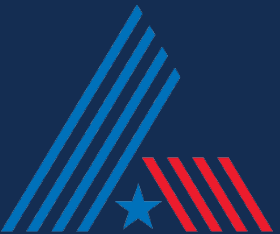
173 Walnut Street



Demolition Grant Assistance Renewal

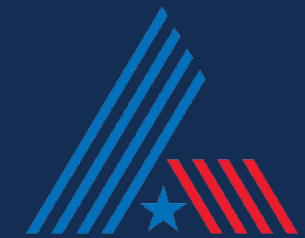
- **Demolition Assistance Grant Program**
 - Approved by Resolution of TIRZ Board 9/25/19
 - Approved by Resolution of City Council on 11/7/19

50/50 Matching Grant Program
Maximum Grant Award of \$15,000
\$150,000 Allocated Over 3 Years

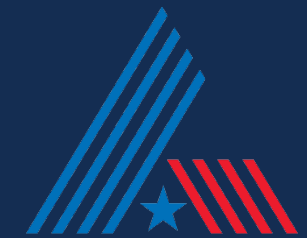


Summary

- Staff recommends combining the Facade Improvement and Demolition Assistance programs
- Programs to be extended for 3 additional years
- Program funds will be a combined total of \$300,000



• Questions



RESOLUTION NO. _____

A RESOLUTION OF THE TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS, CITY OF ABILENE, TEXAS, SUPPORTING THE RENEWAL OF THE FAÇADE IMPROVEMENT AND DEMOLITION ASSISTANCE GRANT PROGRAMS AND COMMITTING FUNDS FOR IMPLEMENTATION

WHEREAS, the governing body of the City of Abilene adopted Ordinance No. 66-2013 creating a Tax Increment Reinvestment Zone No. 2, establishing certain economic development incentives to encourage and promote private investment within the City of Abilene Tax Increment Reinvestment Zone No. 2; and

WHEREAS, the governing body of the City of Abilene is considering the renewal of the Façade Improvement and Demolition Assistance Grant Programs for implementation within the boundaries of Tax Increment Reinvestment Zone No. 2; and

WHEREAS, façade improvement and demolition assistance grants are considered eligible activities for Tax Increment Reinvestment Zone No. 2 funding; and

WHEREAS, it is understood that grants for eligible façadeimprovement and demolition projects will be made in accordance with established guidelines and policies as promulgated by the City of Abilene Planning and Development Services Department; and

WHEREAS, grants awarded through the Façade Improvement and Demolition Assistance Grant Programs will be financed with funds currently allocated for such use by the Tax Increment Reinvestment Zone Board.

NOW THEREFORE BE IT RESOLVED BY THE TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS, CITY OF ABILENE TEXAS:

PART 1: That the Board supports the City of Abilene’s renewal of the Façade Improvement and Demolition Assistance Grant Programs.

PART 2: That the Board supports the use of Tax Increment Reinvestment Zone No. 2 funds for such use and delegates grant approval authority to the Director of Planning and Development Services or his designee.

PART 3: That the TIRZ funding for this program be limited to \$300,000 total for a three-year period from the date of City Council approval.

ADOPTED this 21st day of July, 2022.

ATTEST:

Shawna Atkinson, City Secretary

Robert “Stormy” Higgins, Vice Chairman

APPROVED:

Stanley Smith, City Attorney