



City of Abilene

Tax Increment Reinvestment Zone (TIRZ) Board Agenda

Notice is hereby given of a meeting of the City of Abilene Tax Increment Reinvestment Zone (TIRZ #2) Board to be held on Tuesday, June 25, 2024 at 1 PM at City Hall, 555 Walnut Street, Planning and Development Services 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 #2) 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, and Take Action on Minutes from the Regular Meeting Held on June 17, 2024.

AGENDA ITEMS

2. **Item #1:** Receive a Report, Hold a Discussion and Take Action on a Special Request from Community Foundation of Abilene for Public Improvement Assistance for 858 N. 1st Street (**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 20th day of June, 2024, at 1:30 p.m.

Kaitlin Richardson, Deputy City
Secretary, TRMC



MINUTES

Tax Increment Reinvestment Zone (TIRZ #2) Board

June 17, 2024 | 2 PM | City Hall Basement Conference Room

In Attendance

Members Present

Mr. Robert (Stormy) Higgins, Chair

Mr. Ben Grant

Mr. Ricardo Gutierrez

Mr. Charles Black

Members Absent

Mr. Sam Vinson

City Staff Present

Mr. Robert Hanna, City Manager

Mr. Michael Rice, Assistant City Manager

Mr. Tim Littlejohn, Director/Planning and Development Services

Ms. Kelley Messer, First Assistant City Attorney

Ms. Kate Alvarez, Downtown Coordinator

Ms. Melissa Farr, Executive Assistant

Others Present

Ms. Tammy Fogle

Ms. Susan Perry

Ms. Marta Hollowell

Call to Order

Mr. Higgins called the meeting to order at 2 p.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, August 18, 2022, were reviewed by Board members. Mr. Grant moved to approve the minutes. Mr. Gutierrez seconded the motion. The vote to **approve** minutes was carried by four (4) in favor with none (0) in opposition.

AYES: Black, Grant, Gutierrez, Higgins

NAYS: None

Agenda Items

Receive a Report, Hold a Discussion on the Financial Update of TIRZ District #2

Mr. Robert Hanna presented the overview provided by Ms. Marjorie Knight, Director of Finance. The TIRZ's total cash and fund balance for April 2024 was \$1,657,364. Year-to-date for April there are \$973,243 of revenues and \$467,375 of expenditures, resulting in a net increase to fund balance of \$505,868.

The increase in the fund balance is due to higher assessed property values within the TIRZ district. The expenses are a set program cost, so it appears the financial situation is currently in good status.

Receive a Report, Hold a Discussion and Take Action on a Request from the City of Abilene for Heritage Square Development

Mr. Hanna presented the request from the City of Abilene for \$500,000 for use on the AHS Library project for TIRZ No. 2 Project Plan eligible expenses which would include documented expenses in the following categories equal to or greater than the grant amount: (a) pedestrian and parking improvements, (b) roadway and utility improvements, (c) drainage improvements, (d) environmental remediation, demolition and land clearing, and (e) building facade improvements.

Heritage Square includes the library, museum, and other community space. Most funding for this project was privately funded; however, the City will purchase furniture and fixtures for the library.

Mr. Grant moved to approve the request. Mr. Gutierrez seconded the motion. The vote to **approve** was carried by four (4) in favor with none (0) in opposition.

AYES: Black, Grant, Gutierrez, Higgins

NAYS: None

Receive a Report, Hold a Discussion on a Landscape Maintenance and Litter Abatement for Cypress Street

Mr. Hanna presented this item as “for discussion only.” Conversation was had in regards to landscape maintenance and litter abatement once Cypress Street improvements are complete.

Funds to maintain may come from the general fund, the TIRZ funds, or a combination of both. The Board discussed capital improvements rather than projects that must be maintained. Some members expressed willingness to explore the numbers and opportunity for further discussion at a future meeting. The general preference of the Board is to use funds for capital projects.

Adjournment

Mr. Higgins adjourned the meeting at 2:35 p.m.

APPROVED

Robert (Stormy) Higgins, Chairman



**City Council
Agenda Memo**

City Council Meeting Date: 6/25/2024

TO:

FROM:

**SUBJECT: 2. Item #1: Receive a Report, Hold a Discussion and Take
Action on a Special Request from Community Foundation of
Abilene for Public Improvement Assistance for 858 N. 1st Street
(*Tim Littlejohn*)**

GENERAL INFORMATION

Community Foundation of Abilene is requesting Public Improvement assistance for 858 N 1st. St. CFA is renovating this structure to expand non-profit needs and space. They are estimating the renovation costs to be around \$4,000,000.00.

SPECIAL CONSIDERATIONS

FUNDING/FISCAL IMPACT

\$100,000

STAFF RECOMMENDATION

Approval

BOARD OR COMMISSION RECOMMENDATION

The TIRZ Board will hear this request on June 25, 2024.

ATTACHMENTS:

1. community foundation_240325_113742
2. Document_240325_115737
3. Document_240325_115758
4. Cloud Printing Image 2
5. Cloud Printing Image
6. Project List
7. Community Foundation Presentation
8. TIRZ 2024 support RESOLUTION NO



COMMUNITY FOUNDATION of ABILENE

Empowering people to make a *lasting* charitable impact on our community.

March 22, 2024

Mr. Robert Hanna
TIRZ Board and Abilene City Council
PO Box 60
Abilene, TX 79604

Dear Robert,

I am writing to request your support for a significant project that promises to further revitalize our downtown community and amplify the impact of philanthropy in Abilene. The Community Foundation of Abilene is seeking a grant to renovate the old Cloud Printing Building (858 North 1st) next door to our current location. We purchased this building in 2020 and now have a dream for what we want it to become.

Since the Community Foundation of Abilene moved into our current space in 2018, our vision has been to increase the ability to address critical community needs, promote civic engagement, and foster collaboration among our local nonprofits. We wanted to create a central hub that would facilitate these efforts and provide a dedicated space for nonprofits to access resources, share ideas, and work together for the betterment of our community.

Our current Warehouse space has allowed us to accomplish that vision allowing many organizations and groups use that space as it's available for their needs, free of charge. Groups who have used it range from nonprofit organizations, to Dyess AFB, the local universities and colleges, the Chamber of Commerce, the City of Abilene and many other groups using it for their various needs. We have come to the point that we need to have more space to keep up with the needs of these groups, as well as our own needs.

The estimated cost of renovating and repurposing the Cloud building is \$4,689,100, and we are actively seeking financial support to make this vision a reality. **We kindly request a grant of \$100,000 to support this ambitious project.** We have secured commitments totaling \$1.7M as of the date of this letter, with other requests outstanding.

Our Grant Proposal in Brief

Renovation of Cloud Building: The grant funds will be used for the complete renovation of the Cloud Building. This will include reconstructing access to the second floor and basement, an updated elevator, accessibility improvements, energy-efficient upgrades, and the reconstruction of its streetside façade, which is currently an eyesore for people traveling on North 1st. This 15,000-square-foot building has 6,000 square feet on the 1st and 2nd floors and 3,000 square feet in the basement.

Board of Trustees

Ian Nickerson Sr.
Board Chair

Carolyn Beckham

Kelly Cannon

Jason Hall

Lee Hampton

Geoff Haney

Melody Hunt

David McQueen

Chris Montoya

Brandon Osborne

Mindy Patterson

Sue Schackmuth

Gustavo Villanueva

Sam Vinson

Liz Wagstaff



Nonprofit Meeting Center: This will expand the space that we currently use for meetings, trainings and space that our nonprofit and community organizations can use throughout the year at no charge. This additional space will allow us to become more of a hub for local nonprofits, offering even more resources, training, and networking opportunities to enhance their capacity to serve our community. The center will provide meeting rooms, training facilities, and a collaborative workspace where organizations can work together to address common challenges.

Community Foundation Office Space: The Community Foundation of Abilene is currently out of additional offices in our current space. To prepare for future growth as we expand our assets and services and better serve our community, we will add additional offices to accommodate the growth of our team.

Community Impact: We envision this space playing a vital role in enhancing the well-being and resilience of our community. We'll be able to use this space to help strengthen area nonprofit organizations, address critical community challenges, and educate our nonprofits, donors, and community in various ways, ultimately contributing to the overall development and cohesion of the community we serve.

While this may seem like an unusual request from a nonprofit organization, the potential impact of funding this project can be significant to Abilene. By supporting such a project, you're not just investing in a single organization but in an entire community's well-being and development. **This past year, \$10M of our grantmaking stayed here in Abilene.** Our nonprofits are using those dollars to improve the lives of our citizens through the services, care, and quality of life they offer. As our assets and philanthropic reach continues to grow, that grantmaking impact will grow as well.

By providing the funding for this project, you will directly contribute to:

- Strengthening the capacity of local nonprofits to address community issues.
- Expanding the footprint and impact of CFA in our community.
- Preserving an old historic building, adding to the revitalization of our downtown.
- Creating a lasting legacy that will benefit our community for generations to come.

Thank you for considering our request. We would be happy to provide additional information, answer any questions you may have, or arrange a meeting to discuss this proposal in further detail. Your support would make a profound difference in our community, and we hope you share our enthusiasm for this project.

Sincerely,



Katie Alford
President/CEO
Enclosures

Facade Rendering

60'-5"



Ⓢ SOUTH COPY 1
1/4" = 1'-0"

Preliminary drawing.
Not for regulatory
approval, permitting
or construction. All
details are subject to
change.
Kevin Harbour ton, AIA
Tx. Reg. No. 23277
Date : 07/23/2022

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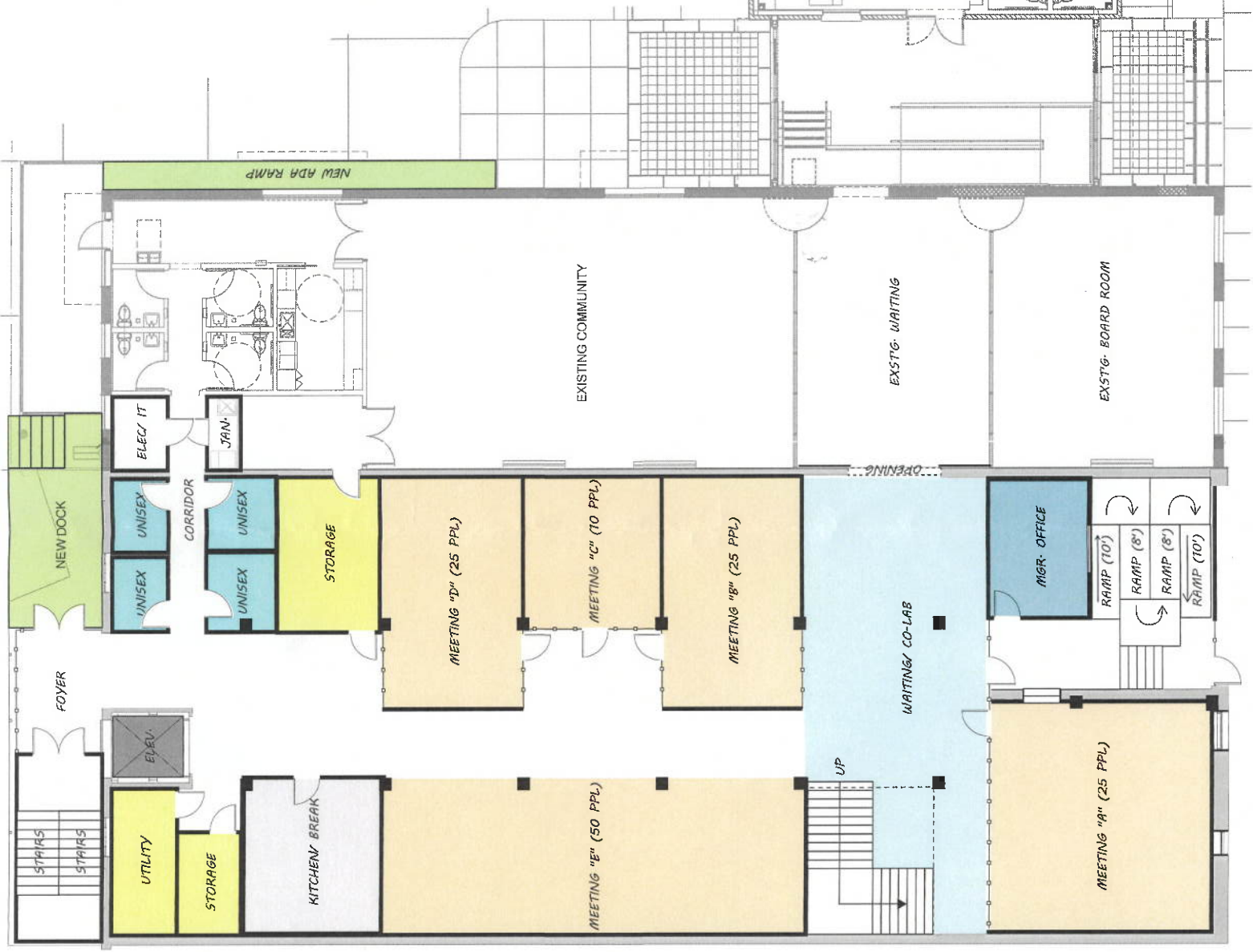
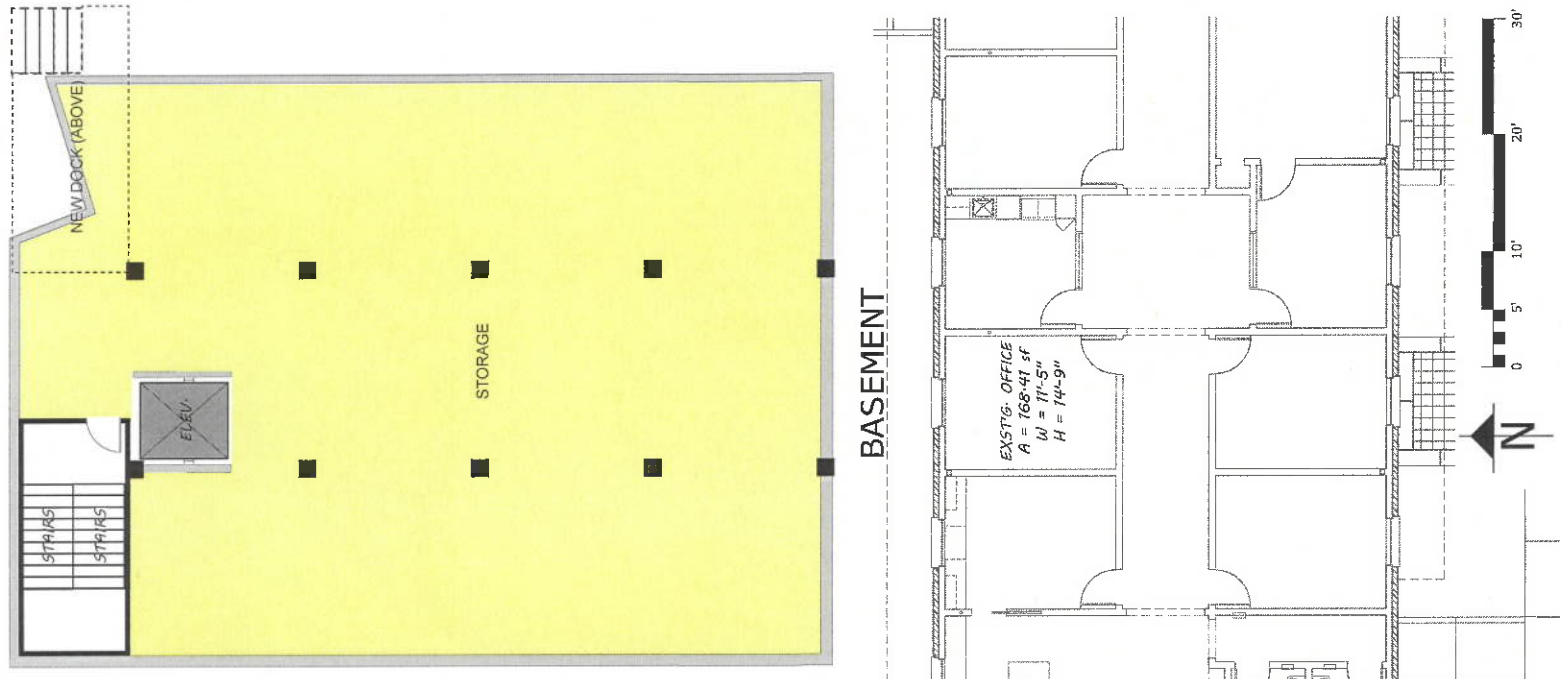
Weatherl & Associates, Pllc
104 Pine Street, Suite 612
Abilene, Texas 79601



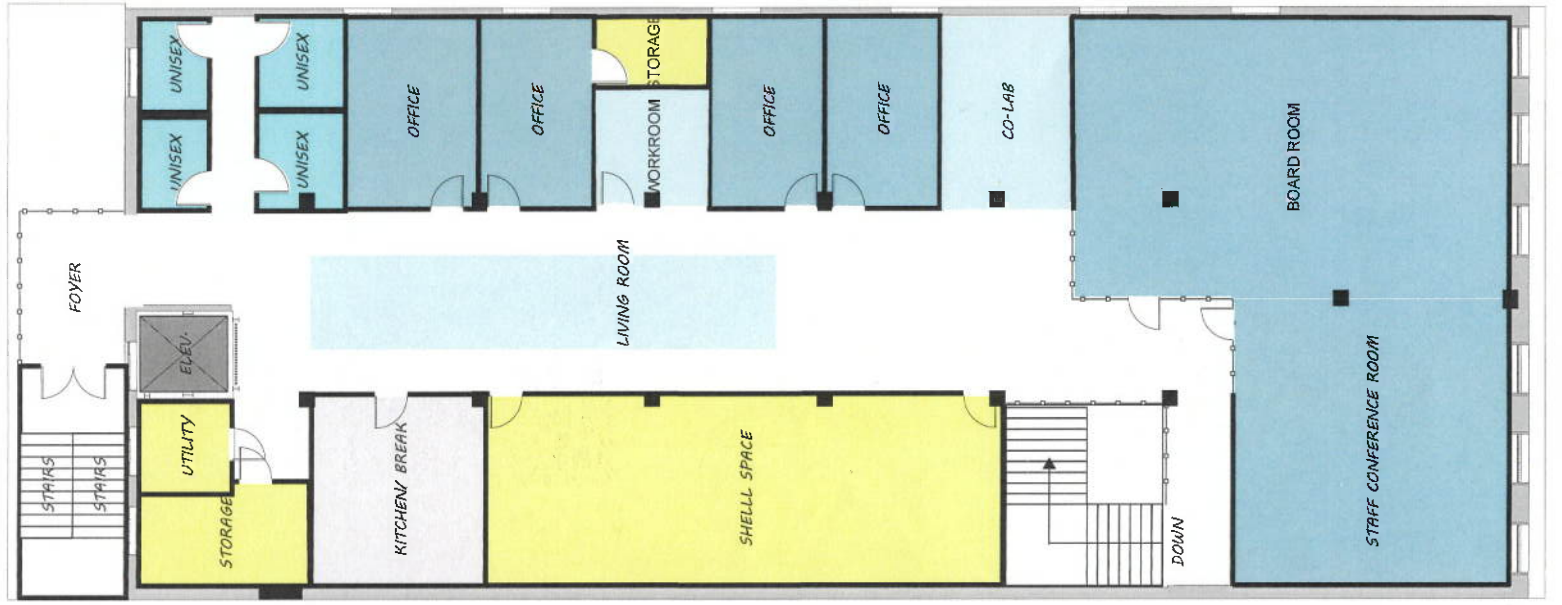
CFA - CLOUD
PRINTING BLDG.
658 NORTH 1ST STREET, ABILENE, TX 79601

REVISIONS:

02/23/23
JOB # 0522
A-202



GROUND FLOOR



UPPER FLOOR

OPTION "K"

COMMUNITY FOUNDATION of ABILENE ANNEX





Exhibit A

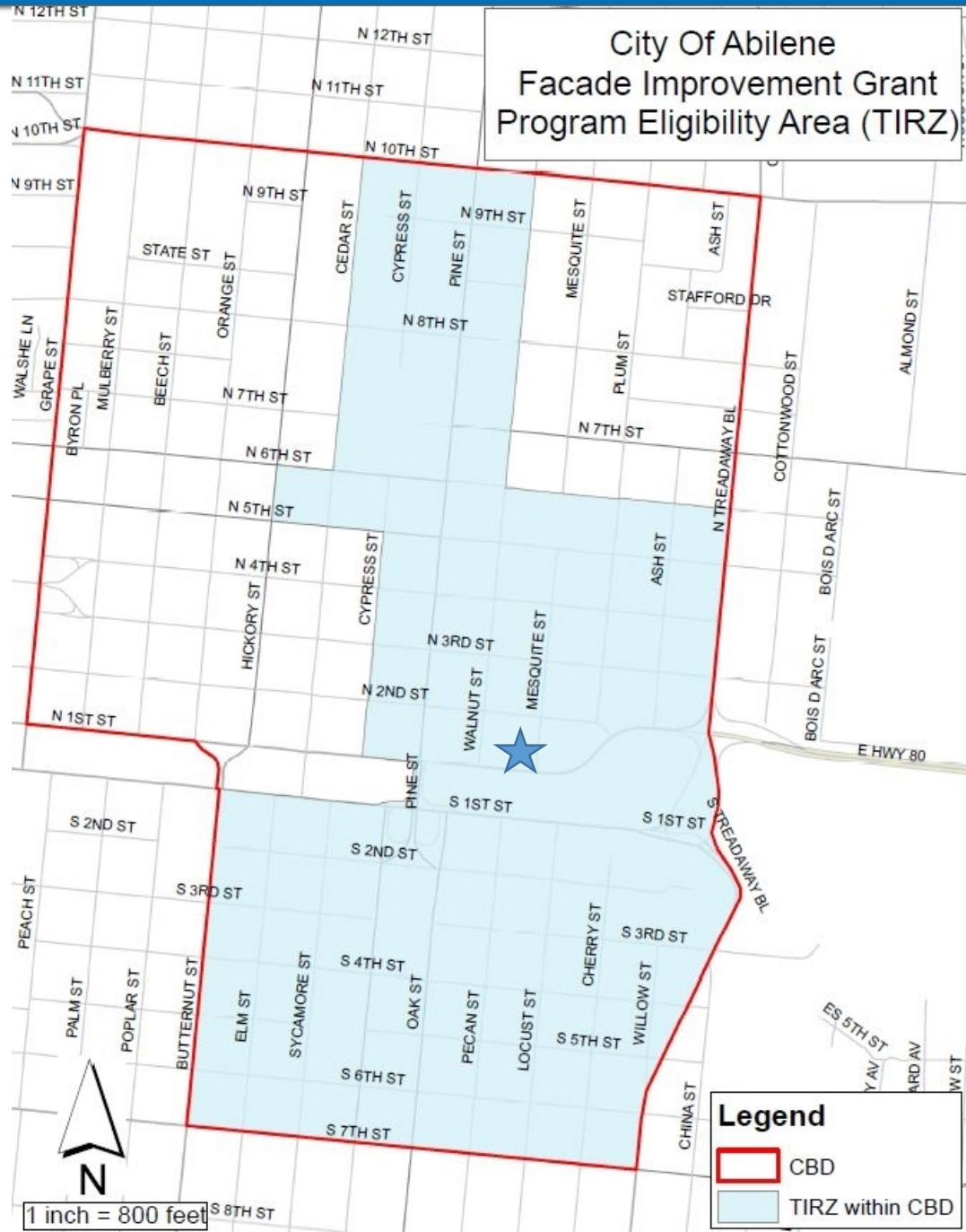
TAX INCREMENT REINVESTMENT ZONE NO. 2 PROJECT LIST

PROJECT	COST
Streetscape, pedestrian and parking improvements	4,000,000
Festival district and convention center improvements	4,000,000
Hotel facilities and amenities	4,000,000
Roadway and utility improvements	1,500,000
Drainage improvements	1,000,000
Areawide public improvements and amenities	1,000,000
Property acquisition	1,500,000
Building façade improvements	1,260,000
Environmental remediation, demolition, and land clearing	1,500,000
TOTAL PROJECT COSTS	\$ 19,760,000

Eligible Projects

- Restoration of historically contributing factors or removal of elements that cover such details
- Window replacement or repair on windows that are visible from the street
- New signage (monument, wall, and awning; no temporary signs)
- Lighting that is visually appealing and illuminates business features
- Awnings or canopies
- Curbing, irrigation, or approved landscaping
- Cleaning, painting, or residing the building
- New storefront construction, appropriately scaled with any existing structures
- Items not listed but would improve the front façade or integrity of the structure
- Demolition





★ Location

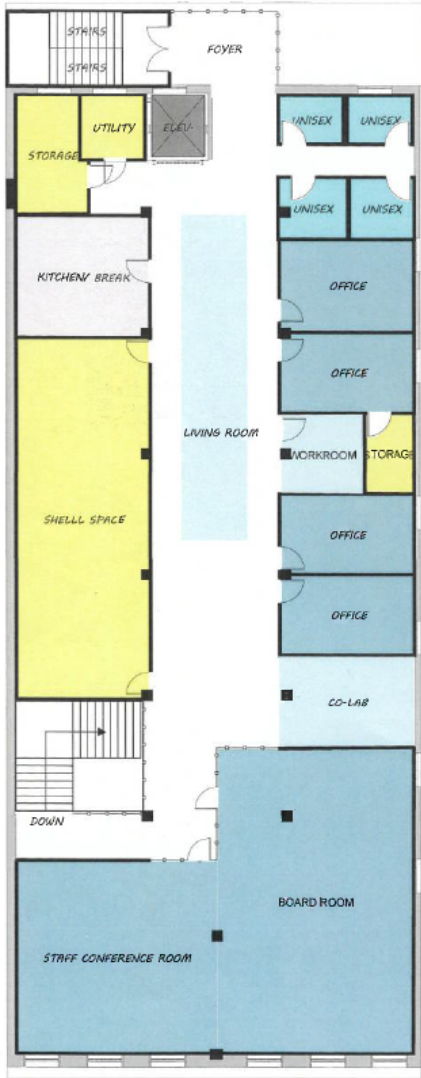
- CFA moved into their current space in 2018
- Their vision has increased their ability to address critical community needs
- Created a central hub to facilitate efforts and provide space for nonprofits to access resources, share ideas, and work together for the betterment of the community.
- More space is needed to keep up with the needs of the nonprofit groups
- Renovating the Cloud building will help accomplish these needs
- The Cloud building is 15,000 sq.ft.
- Will provide nonprofit meeting center, Community foundation office spaces
- Will play a vital role in enhancing the well-being and resilience of our community



- Current image of structure







UPPER FLOOR



GROUND FLOOR



City of Abilene TIRZ #2 program

- Incentive Program for Commercial Property Owners to Renovate/Rehabilitate Buildings
- Grant Awards (Reimbursement) Up to an allowable amount approved by the TIRZ Board and City Council
- Program Limited to TIRZ-Eligible Properties within the Central Business District (CBD)/ Expansion Potential to non-TIRZ Properties within CBD
- TIRZ Board Approved Resolution Supporting this project and Committing Funding on ?
- Subject to a one time payment not to exceed \$100,000 upon completion of renovations.
- Renovation investment expected to be at \$4,689,100



Questions?



RESOLUTION NO. _____

A RESOLUTION OF THE TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD OF DIRECTORS, CITY OF ABILENE, TEXAS, SUPPORTING A SPECIAL REQUEST FOR PUBLIC IMPROVEMENT FUNDS FROM THE COMMUNITY FOUNDATION OF ABILENE

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 a special request from the Community Foundation of Abilene for public improvements in the amount of \$100,000 for 858 N 1st St. located within the boundaries of Tax Increment Reinvestment Zone No. 2; and

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

WHEREAS, it is understood that grants for eligible public improvement 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 Public Improvement 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 special request from the Community Foundation of Abilene for public improvement assistance in the amount of \$100,000.00.

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 special request be limited to \$100,000 total and payable at time the public improvement is completed.

ADOPTED this 25th day of June, 2024.

ATTEST:

Shawna Atkinson, City Secretary

Robert “Stormy” Higgins, Vice Chairman

APPROVED:

Stanley Smith, City Attorney