



## 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) Board to be held on Wednesday, July 2, 2025, at 2 PM at City Hall, 555 Walnut Street, Planning 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, and Take Action on Minutes from the Regular Meeting Held on June 25, 2024.

#### AGENDA ITEMS

2. **Financial Update:** Receive a Report and Hold a Discussion on the Available Funds for TIRZ District #2
3. **Projects Update:** Receive a Report and Hold a Discussion on Past and Present Projects Funded by TIRZ #2

#### EXECUTIVE SESSION

The Tax Increment Reinvestment Zone (TIRZ) Board of the City of Abilene reserves the right to adjourn into executive session at any time during the course of this meeting for consultation with attorney pursuant to Texas Government Code Section 551.071.

4. **551.087 (Business Prospect/Economic Development)**
  1. Project Surf

#### RECONVENE

5. **Resolution:** Receive a Report, Hold a Discussion and Public Hearing, and Take Action on Project Surf Resolution of Support

#### 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 27th day of June, 2025, at 4:25 p.m.*

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*Kaitlin Richardson, Deputy City  
Secretary, TRMC*



# MINUTES

## Tax Increment Reinvestment Zone (TIRZ #2) Board

*June 25, 2024 | 2 PM | Planning & Development Services 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

Mr. Stanley Smith, City Attorney

Ms. Kate Alvarez, Downtown Coordinator

Ms. Melissa Farr, Executive Assistant

#### Others Present

Ms. Tammy Fogle

### Call to Order

Mr. Higgins called the meeting to order at 1 p.m. and Ms. Farr recorded the minutes. A quorum of members was present, and the meeting proceeded.

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## Approval of Minutes

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The minutes of the previous meeting, June 17, 2024, were reviewed by Board members. Mr. Black 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

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## Agenda Items

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### **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. 1<sup>st</sup> Street**

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

The building is formerly known as Cloud Printing Company. It is 15,000 square feet, and will provide the space needed to keep up with the needs of the nonprofit groups. The building will provide a nonprofit meeting center and Community Foundation office spaces. Once renovated, it will play a vital role in enhancing the wellbeing and resilience of our community.

The renovation investment is expected to be approximately \$4,689,100. CFA is requesting a grant from the TIRZ Board of \$100,000 to support this project. They have secured private commitments of \$1.7 million through fundraising, and expect more in the future.

Mr. Black moved to approve this request based upon the following conditions:

1. The funds will be provided at the completion of private fundraising.
2. Construction must be completed 24 months from the date of fundraising deadline.

Mr. Grant seconded the motion. The motion to approve with conditions prevailed by the following vote:

**AYES:** Black, Grant, Gutierrez, Higgins

**NAYS:** None

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## Adjournment

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Mr. Higgins adjourned the meeting at 1:19 p.m.

**APPROVED**

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Robert (Stormy) Higgins, Chairman

**CITY OF ABILENE TIRZ #2  
BALANCE SHEET  
April, 2025 and 2024**

	<u>April 2025</u>	<u>April 2024</u>
<b>Current Assets:</b>		
Cash and cash investments	\$ <u>2,173,675</u>	\$ <u>1,657,364</u>
<b>Total Assets</b>	<u>\$ <u>2,173,675</u></u>	<u>\$ <u>1,657,364</u></u>
<b>Liabilities</b>		
Current:		
Accounts payable	\$ <u>-</u>	\$ <u>-</u>
Total Liabilities	<u>-</u>	<u>-</u>
<b>Fund Balance</b>		
Restricted for current year obligations	951,425	470,800
Designated for purposes of trust	<u>1,222,250</u>	<u>1,186,564</u>
Total Fund Balance	<u>2,173,675</u>	<u>1,657,364</u>
<b>Total Liabilities and Fund Balance</b>	<u>\$ <u>2,173,675</u></u>	<u>\$ <u>1,657,364</u></u>

**CITY OF ABILENE TIRZ #2**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
For seven months ending April 30, 2025 and 2024

	April	Fiscal YTD 2025	Fiscal YTD 2024
<b>Revenues:</b>			
General property taxes	\$ 11,376	\$ 1,068,850	\$ 913,122
Delinquent taxes	231	10,643	7,473
Penalty and interest	1,301	7,795	5,429
Investment income		41,516	47,219
Total Revenues	12,909	1,128,804	973,243
<b>Expenditures:</b>			
ARL Retail, LLC	50,000	50,000	50,000
Demolition 505 Pine	-	13,059	-
Facade Improvement/Demo Grant Program	-	13,500	30,000
2023 CO Debt Service	-	395,800	387,375
Total Expenditures	50,000	472,359	467,375
<b>Changes In Fund Balance</b>	(37,091)	656,445	505,868
<b>Fund Balance at Beginning of Period</b>	2,210,767	1,517,230	1,151,496
<b>Fund Balance at End of Period</b>	\$ 2,173,675	\$ 2,173,675	\$ 1,657,364

**CITY OF ABILENE TIRZ #2**  
**Tax Increment Reinvestment Zone #2 Projects**  
**As of April 30, 2025**

		Projected Expenditures by Fiscal Year					
		Total Approved Budget Remaining	FY 25	FY 26	FY 27	FY 28	FY 29
Economic Agreements:	Project						
ARL Retail, LLC	N40-TZ2-02	\$ 50,000	\$ 50,000	-	-	-	-
Demolition 505 Pine (Note A)	N40-TZ2-07	13,059	13,059	-	-	-	-
Facade Improvement/Demo Grant Program	N40-TZ2-10	210,000	210,000	-	-	-	-
2023 CO Debt Service	N40-TZ2-12	550,725	550,725	548,725	551,100	547,850	548,975
Heritage Square Library	N40-TZ2-13	500,000	500,000	-	-	-	-
Community Foundation Public Improvement Grant	N40-TZ2-14	100,000	100,000	-	-	-	-
<b>Subtotal TIRZ #2 Project Obligation Reserve</b>		<b>\$ 1,423,784</b>	<b>\$ 1,423,784</b>	<b>\$ 548,725</b>	<b>\$ 551,100</b>	<b>\$ 547,850</b>	<b>\$ 548,975</b>

**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.

		Projected Revenues by Fiscal Year					
		Total	FY 25	FY 26	FY 27	FY 28	FY 29
Tax Increment Reinvestment Zone #2	Project						
Tax Increment Reinvestment Zone #2		1,139,900	1,139,900	1,139,900	1,139,900	1,139,900	1,139,900
<b>Subtotal TIRZ #2 Projected Revenue</b>		<b>\$ 1,139,900</b>	<b>\$ 1,139,900</b>	<b>\$ 1,139,900</b>	<b>\$ 1,139,900</b>	<b>\$ 1,139,900</b>	<b>\$ 1,139,900</b>

		FY25 Budget	Fiscal Year 25 Actual Disbursements	Balance reserved for FY25 budgeted programs
Economic Agreements:	Project			
ARL Retail, LLC	N40-TZ2-02	\$ 50,000	\$ 50,000	\$ -
Demolition 505 Pine	N40-TZ2-07	13,059	13,059	-
Facade Improvement/Demo Grant Program	N40-TZ2-10	210,000	13,500	196,500
2023 CO Debt Service	N40-TZ2-12	550,725	395,800	154,925
Heritage Square Library	N40-TZ2-13	500,000		500,000
Community Foundation Public Improvement Grant	N40-TZ2-14	100,000		100,000
<b>Subtotal TIRZ #2 Project Obligation Reserve</b>		<b>\$ 1,423,784</b>	<b>\$ 472,359</b>	<b>\$ 951,425</b>

CITY OF ABILENE TIRZ #2  
Tax Increment Reinvestment Zone #2 Projects  
Life-to-date Expenditures  
As of April 30, 2025

Economic Assistance	Project No.	Prior Years Spent	FY 24	FY 25	Total
					-
<b>Motis Investments</b>	<b>N40-TZ2-01</b>	52,924.00	-	-	52,924.00
					-
<b>ARL Retail, LLC.</b>	<b>N40-TZ2-02</b>	100,000.00	50,000.00	50,000.00	200,000.00
					-
<b>Façade Improvement Grant</b>	<b>N40-TZ2-03</b>	129,503.94	-	-	129,503.94
					-
<b>Pine Street Underpass Beautification</b>	<b>N40-TZ2-04</b>	75,000.00	-	-	75,000.00
					-
<b>Minter Park Renovation</b>	<b>N40-TZ2-05</b>	244,849.80	-	-	244,849.80
					-
<b>Downtown Hotel Project</b>	<b>N40-TZ2-06</b>	584,111.00	-	-	584,111.00
					-
<b>Demolition 505 Pine Street</b>	<b>N40-TZ2-07</b>	350,000.00	100,000.00	13,059.06	463,059.06
					-
<b>Demolition Assistance Grant Program</b>	<b>N40-TZ2-08</b>	46,530.00	-	-	46,530.00
					-
<b>In Cloud Light IV Sculpture</b>	<b>N40-TZ2-09</b>	75,000.00	-	-	75,000.00
					-
<b>Facade Improvement/Demo Grant Program</b>	<b>N40-TZ2-10</b>	60,000.00	30,000.00	13,500.00	103,500.00
Silverthorne Investments/KO Customs LLC - 802 Pine		15,000.00			15,000.00
Silverthorne Investments/KO Customs LLC - 1466 Pine		15,000.00			15,000.00
Silverthorne Investments/KO Customs LLC - 244 Pine		15,000.00			15,000.00
Cypress Street Station - 158 Cypress Street		15,000.00			15,000.00
Abilene Majestic LLC Series D		-	15,000.00		15,000.00
Lucus Gibbs Homes LLC		-	15,000.00		15,000.00
The Well Abilene - 137 Mesquite				13,500.00	13,500.00
					-
<b>Cypress Street Project</b>	<b>N40-TZ2-11</b>	538,000.00	-	-	538,000.00
					-
<b>2023 CO Debt Service</b>	<b>N40-TZ2-12</b>	-	548,174.73	395,800.00	943,974.73
					-
<b>Grand Total</b>		<b>2,255,918.74</b>	<b>728,174.73</b>	<b>472,359.06</b>	<b>3,456,452.53</b>

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