

Tax Increment Reinvestment Zone (TIRZ) No. 1 & No. 2 Board

Regular Meeting Minutes July 8, 2019 at 4:00 p.m.

A Regular Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, July 8, 2019 beginning at 4:00 p.m. in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

I. CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards, Chair
Mim James, Vice Chair
Missy Atwood
Dr. Bruce Gearing (left meeting at 6:34 p.m.)
John McIntosh
Walt Smith (left meeting at 6:15 p.m.)
Ron Jones (Advisory Board Member)

Board Members absent were:

Mike Figer
Bob Richardson (Advisory Board Member)

City Staff/Appointed Officials present were:

City Administrator Michelle Fischer
City Secretary Andrea Cunningham
Assistant City Attorney Laura Mueller
Council Member John Kroll
Council Member Taline Manassian
TIRZ Projects Manager Keenan Smith
TIRZ Administrator David Taussig & Associates (via teleconference)
TIRZ P3 Consultant, Daren Smith (via teleconference)

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:12 p.m.

II. PRESENTATION OF CITIZENS

Floor open to discussion on any subject. No action may be taken by law. Citizens wishing to speak shall do so after being recognized by the Chair. The Chair may establish a time limit as necessary.

No one spoke during Presentation of Citizens.

III. MINUTES

A. Discuss and consider approval of the June 3, 2019 TIRZ No. 1 & No. 2 Board Regular Meeting Minutes.

A motion was made by Vice Chair James to table the minutes to the August 12, 2019 regular meeting. Commissioner Smith seconded the motion which carried unanimously 6 to 0.

IV. BUSINESS

A. **Discuss future funding and participation related to planning and costs regarding TIRZ Priority Projects.**

Chair Edwards presented the item.

Vice Chair James discussed the need for the ability to take TIRZ projects from planning phase to approval in a timelier manner. He also discussed contingency planning regarding funding and participation for TIRZ related projects.

The Board discussed funds recoupment for Hays County related to the TIRZ Town Center Project.

No action was taken on this item.

B. **Discuss and consider approval of the TIRZ No. 1 & No. 2 Fiscal Year 2020 Budget.**

1. Taussig Quarterly Cost Allocation & Reimbursement Report

Vice Chair James introduced the item.

Patrick Boykin with Taussig & Associates presented the report which is on file.

2. Priority Projects

Keenan presented the staff report which is on file.

Darin Smith with EPS discussed P3 Activities as they relate to funding for the TIRZ Town Center Project, and that entity funding is critical to this project.

A motion was made by Board Member Atwood to approve the TIRZ No. 1 & No. 2 Fiscal Year 2020 Budget with the following recommendations regarding TIRZ Project projected expenses:

1. City Allocation of \$115,000.00,
2. County Allocation or Deferment (allocation preferred) of \$75,000.00,
3. Library Allocation of \$65,000.00,
4. DSISD Allocation of \$67,500.00, and
5. That the Town Center Project continue with parking within the project area.

Commissioner Smith seconded the motion which carried unanimously 6 to 0.

C. **Update and discussion regarding the TIRZ Town Center Project.**

1. Town Center Project Activities

Keenan Smith presented the staff report and reviewed the timeline, both of which are on file.

2. P3 Conceptual Implementation Strategy

3. Appraisal of Real Estate Property

Items 2 and 3 were not presented.

D. Discuss and consider recommendation of approval regarding an Amendment to the Professional Services Agreement between the City of Dripping Springs and Economic and Planning Systems, Inc. (EPS).

Keenan Smith presented the item and reviewed the amended proposal which is on file. Amendment is within budget for Fiscal Year 2019. An Amendment to this agreement will trigger a budget amendment to the ILA, which will need to go through approvals with the School District and Library District.

A motion was made by Board Member Gearing to recommend approval of an Amendment to the Professional Services Agreement between the City of Dripping Springs and Economic and Planning Systems, Inc. (EPS). Vice Chair James seconded the motion which carried unanimously 5 to 0.

E. Update and discussion regarding TIRZ Priority Projects.

- 1. Downtown Parking*
- 2. Old Fitzhugh Road*
- 3. Triangle*
- 4. Project Manager Cost Analysis Summary*

These items were discussed within the budget discussion

Via unanimous consent, Chair Edwards adjourned into Executive Session under Texas Government Code Sections 551.071 (Consultation with City Attorney) and 551.072 (Deliberations about Real Property) and regarding Executive Session Agenda Item A.

V. EXECUTIVE SESSION

The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

A. Consultation with City Attorney and Deliberation regarding the purchase, exchange, lease, or value of real property related to the Tax Increment Reinvestment Zone.

Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072

The Board met in Executive Session from 6:27 p.m. – 6:39 p.m.

No action or vote was taken in Executive Session. Chair Edwards returned the meeting to Open Session at 6:39 p.m.

VI. UPCOMING MEETINGS

A. TIRZ No. 1 & No. 2 Board Meetings

August 12, 2019 at 4:00 p.m.

September 9, 2019 at 4:00 p.m.

October 14, 2019 at 4:00 p.m.

B. City Council & BOA Meetings

July 9, 2019 at 6:00 p.m. (Workshop 6:00 p.m. / Regular Meeting 6:30 p.m.)

July 16, 2019 at 6:00 p.m.

August 13, 2019 at 6:00 p.m. (Workshop 6:00 p.m. / Regular Meeting 6:30 p.m.)

VII. ADJOURN

A motion was made by Vice Chair James to adjourn the meeting. Board Member Atwood seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 6:40 p.m.