



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

### Workshop & Regular Meeting Minutes January 13, 2020 at 4:00 p.m.

A Workshop & Regular Meeting of the Tax Increment Reinvestment Zone (TIRZ) No. 1 & No. 2 Board was held Monday, January 13, 2020 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

John McIntosh

Todd Washburn

Ron Jones (Advisory Board Member)

Bob Richardson (Advisory Board Member, arrived at 4:30 p.m.)

Board Members absent were:

Mike Figier

Walt Smith

City Staff/Appointed Officials present were:

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Andrea Cunningham

Council Member Taline Manassian

TIRZ Project Manager Keenan Smith

P3 Consultant Darin Smith

TIRZ Administrator Jon Snyder

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:03 p.m.

#### II. PRESENTATION OF CITIZENS

*A member of the public who desires to address the Board regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Board's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Board. It is the request of the Board that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.*

No one spoke during Presentation of Citizens.

### III. MINUTES

#### A. **Discuss and consider approval of the December 12, 2019 TIRZ No. 1 & No. 2 Board Workshop & Special Meeting Minutes.**

A motion was made by Vice Chair James to approve the minutes with the following corrections: strike Mike Figer, John McIntosh and Bob Richardson from “Members Present”. Board Member Atwood seconded the motion which carried unanimously 5 to 0.

A motion was made by Vice Chair James to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney and 551.072, Deliberations of Real Property and regarding Executive Session Agenda Item A. Board Member Atwood seconded the motion which carried unanimously 5 to 0.

### IV. 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 of Real Property regarding the TIRZ Town Center.**

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

The Board met in Executive Session from 4:05 p.m. - 4:19 p.m.

No vote or action was taken during Executive Session. Chair Edwards returned the meeting to Open Session at 4:19 p.m.

### V. WORKSHOP

*No action to be taken in Workshop.*

#### A. **Presentation regarding P3 Implementation Strategy related to the Town Center Project.**

- 1. Roles & Responsibilities*
- 2. Funding Sources & Uses*
- 3. Land Disposition*
- 4. Terms*

Darin Smith presented and reviewed the Term Sheets which are on file.

### VI. BUSINESS

**A. Discuss and consider possible action regarding P3 Implementation Strategy related to the Town Center Project.**

- 1. Roles & Responsibilities*
- 2. Funding Sources & Uses*
- 3. Land Disposition*
- 4. Terms*

No discussion or action taken on this item.

**B. Update and discussion regarding TIRZ Priority Projects.**

*1. Downtown Parking Study*

Keenan Smith presented the item. Staff is currently working on obtaining funding for this project.

*2. Old Fitzhugh Road*

Keenan Smith presented the item. Staff is currently working on a Request for Qualifications for a Grant Writer to help find funding for this project.

*3. Triangle*

Keenan Smith presented the item. Project is on hold pending final FEMA floodplain maps and information regarding possible TxDOT road widening project.

*4. Project Manager's Cost Analysis & Summary*

Keenan Smith presented the staff report which is on file.

**VII. UPCOMING MEETINGS**

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

February 10, 2020 at 4:00 p.m.

March 9, 2020 at 4:00 p.m.

April 13, 2020 at 4:00 p.m.

**B. City Council & Board of Adjustment Meetings**

January 14, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

January 21, 2020 at 6:00 p.m.

February 11, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

February 18, 2020 at 6:00 p.m.

**VIII. ADJOURN**

A motion was made by Vice Chair James to adjourn the meeting. Board Member Washburn seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 5:36 p.m.