

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

Regular Meeting Minutes May 24, 2018 at 4:00 p.m.

A Regular Meeting of the TIRZ No. 1 & No. 2 Board was held Monday, May 24, 2018 beginning at 3:02 p.m. in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas. Chair Dave Edwards calls the meeting to order and takes roll call. All Board members are present except for Mim James. Board Member Missy Atwood participates by phone. Also present are Bob Richardson, Michelle Fischer, and Keenan Smith.

I. CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards - Chair
Missy Atwood (via teleconference)
Mike Figer
Dr. Bruce Gearing (arrived at 3:06 p.m.)
John McIntosh
Ray Whisenant
Bob Richardson (*Advisory Board Member*)

Board Members absent were:

Mim James – Vice Chair

City Staff/Officials

Michelle Fischer, City Administrator
Keenan Smith, TIRZ Project Manager

With a quorum of the Board present, Chair Edwards called the meeting to order at 3:02 p.m.

II. BUSINESS (TIRZ #1 and TIRZ #2)

Consideration and possible action on:

A. Recommendation of selection of P3 Advisor for the TIRZ Town Center Project

Keenan Smith gives an overview of the evaluation committee's scores and interviews of CBRE and EPS. EPS earned 828 total points and CBRE earned 820 total points. He reports that the evaluation committee recommends the selection of EPS, and recommends that the Board confirm EPS as the most qualified, recommends the selection of EPS to the City Council, and authorizes staff to negotiate a contract.

Members of the evaluation committee give their impressions of the interviews and qualifications of the candidates.

A motion was made by Board Member Mike Figer to confirm the recommendation of the evaluation committee and the ranking of EPS and CBRE, and recommend that the City Council select EPS and negotiate a contract with them. Board Member John McIntosh seconds the motion which carried 4 to 1 to 1, with Board Member Atwood abstaining (member cannot vote via teleconference) and Board Member Dr. Gearing opposed.

Without objection from the Board, Chair Edwards recessed the meeting into Executive Session under Texas Government Code Sections 551.071, 551.072, 551.073, 551.074, 551.076 and 551.086; and regarding Business Item A.

III. 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.

The Board met in Executive Session from 4:05 to 4:07 p.m.

No vote or action was taken.

Chair Edwards returned the meeting to Open Session at 4:07 p.m.

Keenan Smith recommended that Advisory Board Member Bob Richardson, Chair Dave Edwards, Project Manager Keenan Smith, and Evaluation Committee Member Elaine Cogburn to begin discussions with EPS regarding the proposal, scope and costs.

IV. ADJOURN

A motion was made by Board Member John McIntosh to adjourn the meeting. Board Member Figer seconded motion which carried unanimously.

This special meeting adjourned at 4:08 pm.