

TAX INCREMENT REINVESTMENT ZONE No. 6
BOARD MEETING MINUTES
City Council Chambers
Notice of Organizational Meeting
June 24, 2013
03:00 P.M.

Board Members in attendance:

Ralph Adame
Joanne Burt
Paul D. Gilcrease
Ricardo Fernandez
Georgina Panahi
Jayvant Desai

Board Members absent:

Holt Grambling (Excused)
Juan Godinez (Excused)

Staff Members present:

Lauren Ferris
Matthew Behrens
Alejandro Palma
Marty Howell

MINUTES

Item 1: Call to Order and establishment of a quorum Ralph Adame

The Tax Increment Reinvestment Zone No. 6 Board met at the above place and date. Meeting was called to order at 03:04 p.m. by Chair Ralph Adame and a quorum established.

Item 2: Discussion and action Ralph Adame

(a) Approving the meeting minutes for May 09, 2013

Motion by Joanne Burt to approve, seconded by Georgina Panahi and unanimously approved.

Item 3: Briefing Alejandro Palma

- (a) Number of functional commercial properties
- (b) Exemptions status: Evergreen Cemetery
- (c) Tax Increment Growth and Expansion Scenarios
- (d) Map with boundaries and clarification on use of future funds within TIRZ 6

Alejandro Palma briefed Board members on item 3(a) and explained that the number of commercial properties within the MCA area was requested from EP CAD. Commercial properties were linked to personal business properties; 91 properties total, does not give count on individual business just properties where there might be businesses.

On item 3 (b), Alejandro Palma explained to Board that Evergreen Cemetery had tax exemption status because it was not operating for profit and cemeteries can apply for exemption once all lots have been purchased.

On item 3 (c), Alejandro Palma presented different tax increment expansion scenarios to Board which included scenarios for the entire MCA area, Fox Plaza, the three highest valued properties within MCA area, and the target area proposed by Alejandro Palma. Each area had a low (1.5%), moderate (3%), and high (6%) growth scenario. Alejandro Palma explained to Board that it would be unnecessary to expand TIRZ outside MCA area because propose areas within MCA surpassed Fox Plaza in total tax increment captures, and ultimately all of MCA would have a sizeable captured increment if TIRZ ever expands that much.

On item 3 (d) Alejandro Palma gave Board a color coded map of the MCA and TIRZ 6, and explained their boundaries and how TIRZ 6 could potentially expand in the future. It was also explained that inclusion of Western Refining properties was not viable due to its distance and the actual purpose of the MCA master plan and TIRZ 6. A color coded map of all the expansion areas was also given to Board. Alejandro Palma explained to Board that staff can reach out to property owners in proposed area and he also explained that future funds can be used in all properties that are within TIRZ 6 boundaries, in other words, outward expansion would not dilute future funds.

Item 6: Discussion and Action

Ralph Adame

- (a) Approval of proposed target area recommended by City Staff for TIRZ 6 expansion**

Alejandro Palma explained to Board that they could talk to property owners in area but ultimately they would have to be referred to City staff. Motion made by Ralph Adame, seconded by Joanne Burt and unanimously approved by Board to make recommendation to staff to initiate outreach in proposed target areas (Target area proposed by staff and top three properties with highest values).

- (b) Approval to initiate outreach and organization of town hall meeting for target area**

Board recommended to staff that they reach out to Rep. Acosta and Commissioner Lewis and initiate discussions on having a town hall meeting for property owners within target area in hopes of having them sign voluntary petition for inclusion in TIRZ. Motion made by Joanne Burt, seconded by Paul Gilcrease and unanimously approved by Board to

Item 5: Adjournment

Motion made by Joanne Burt, seconded by Paul Gilcrease and unanimously carried to adjourn at 03:29 p.m.

Approved:

A handwritten signature in black ink, appearing to read 'Cary Westin', is written over a horizontal line. The signature is stylized and somewhat illegible.

Recording Secretary
Marty Howell, Director of Economic Development and Sustainability

Cary Westin