

APPROVED

TAX INCREMENT REINVESTMENT ZONE No. 5
SPECIAL BOARD MEETING MINUTES
10th Floor Conference Room
July 9, 2009
7:30 A.M.

Board Members in attendance:

Bonnie S.Y. Escobar
Bill Hooten
George Reynoso
Mike Murguia
Eduardo Castorena
Jesse Álvarez
Rebecca Friesenhahn
Marc Bernat
Verónica Escobar

Board Members absent:

Art Fierro
Keith Mahar (Excused)
Pauline Dow (Excused)
Jim Phillips
Héctor Gutiérrez (Excused)

Staff Members present:

Kathy Dodson
Verónica Rosales-Soto
Marie Taylor
Ernesto Gamboa
Diana Diaz
Nancy Rodriguez

MINUTES

1. Call to order and establishment of a quorum Veronica Escobar
The Tax Increment Reinvestment Zone No. 5 Board met at the above place and date. Meeting was officially called to order at 7:40 a.m. by Veronica Escobar and a quorum established.

2. Discussion & Action Veronica Escobar
Approving the meeting minutes for May 14, 2009.
Motion by Mike Murguia to approve, seconded by Jesse Alvarez and unanimously approved.

3. Discussion and Action Kathy Dodson
 - A. TIRZ Project Information Form revision
Staff gave an explanation about the project information form. Veronica Escobar recommended adding a project narrative to the form.
No action.
 - B. Developing a TIRZ-funded affordable housing incentive program for the Downtown area.
Staff requested Board direction on incentives for affordable housing, that is, rebate property tax from the TIRZ fund for a set number of years. TIRZ Board members discussed other funding forms for affordable housing and advised

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staff to do more research on other types of funding models. Motion by Bill Hooten to direct staff to look for other options to expand affordable housing within the TIRZ district, second by George Reynoso and unanimously approved.

4. Presentations

Kathy Dodson

A. First Avenue Lofts

TJ Karam presented a Power Point presentation on the latest additions to the First Ave. Lofts.

B. "Golden Horseshoe" downtown shopping district.

Michael E. Breitingger updated Board members on the outreach efforts for Downtown and specifically the "Golden Horseshoe" shopping district.

C. Open Meetings Act Resource Materials

Marie Taylor presented the open Meetings Act and advised Board members to check the website and see an informational video and read the material to have a better understanding on this subject.

D. Magoffin Villas

Staff gave a quick update on the Magoffin Villas. Project is moving forward as part of a compromise which includes application for designation as a Federal Historic District.

5. Staff Update and Reports on

Kathy Dodson

A. Incentive Programs

Staff updated Board members on the Empowerment Zone Federal Façade program with \$300,000 available funds and it may be a \$50,000 matching façade grant. Staff will be sending post cards to property and business owners to let them know about the \$30,000 matching TIRZ façade grant that TIRZ Board Members approved.

B. TIRZ Fund Balance

Staff provided the final financial statement that is going to be used for the Finance Committee and TIRZ Budget. Bonnie Escobar noted an error in the tax revenue FY07; it should read FY09. Staff will correct it.

C. Downtown related projects

Staff gave a quick update on Mills Plaza.

D. Board Reappointments

Staff gave an update on the pending board reappointments and let the Board know that Hector Gutierrez, Jim Phillips and Keith Mahar will not be reappointed to the TIRZ Board.

E. Upcoming Meeting Schedule

Next Board Meeting will set meeting schedule for next year.

7. Adjournment

Motion made by Rebecca Friesenhahn, seconded by George Reynoso and unanimously carried to adjourn the meeting at 8:57 a.m.

Approved: _____ Recording Secretary