

APPROVED

**TAX INCREMENT REINVESTMENT ZONE No. 5
BOARD MEETING MINUTES
3RD FLOOR CONFERENCE ROOM
November 6, 2008
7:30 A.M.**

Board Members in attendance:

Veronica Escobar
Hector Gutierrez
Bonnie S.Y. Escobar
George Reynoso
Mike Murguia
Jim Phillips
Jesse Alvarez
Pauline Dow
Rebecca Friesenhahn
Marc Bernat
Bill Hooten

Board Members absent:

Art Fierro
Keith Mahar (Excused)

Staff Members present:

Kathy Dodson
Verónica Rosales-Soto
Victor Venegas
Marie Taylor
Jessica Herrera

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 7:35 a.m. by Veronica Escobar and a quorum established.
2. Discussion & Action Veronica Escobar
Approving the meeting minutes for September 11, 2008.
Motion by Mike Murguia to approve, seconded by Jim Philips and unanimously approved.
3. Discussion & Action Kathy Dodson
A. Rules of Order (By-laws) annual review and approval
This item had been postponed at the previous meeting to get more information regarding the quorum question. There was discussion about consulting the by-laws on what the policy is for attendance and absences. Motion to approve the by-laws with no changes made by Hector Gutierrez and seconded by Rebecca Friesenhahn and unanimously approved.
4. Discussion and Action George Reynoso
Project Review Committee Recommendations
A. Project Review general philosophy for review of projects that may be considered for TIRZ Funds

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George Reynoso provided a report of the Committee meeting including a draft letter to convey the types of issues that the Committee will look at for funding projects with TIRZ funds in the future and recommended that the letter or similar be presented to the public once the projects selected for funding are approved. It was agreed that the letter would be included as part of the back-up documents presented to Council as the projects are presented for Council approval. A screening process will be refined that will set clear criteria for funding consideration as well and staff will present that to the Board at the next meeting and input to staff on this was presented. The report included the rationale for the recommendations for project funding for the Façade Grant program, First Avenue Lofts and San Jacinto Plaza.

- B. Project No. 1: Façade Grant Program - recommend allocation of \$32,000 of TIRZ Funds
- C. Project No. 2: First Avenue Lofts located at 300 S. Florence - recommend a funding commitment of \$28,000 for the project and that staff negotiate a development agreement between the Board and City and the developer, The El Paso Project, LLC
- D. Project No. 3: San Jacinto Plaza - recommend a funding commitment of \$15,000 for this parks and open space project; recommendation from Finance Committee to cover from FY 2009 funds

Motion made by Hector Gutierrez to approve items 5(b)(c)(d) as recommended by the Finance Committee, seconded by Pauline Dow unanimously approved

- 5. Discussion and Action Bonnie S.Y. Escobar
 - Finance Committee Recommendations
 - A. Annual Report approval
Bonnie S.Y. Escobar presented the Committee recommendations. Motion to approve made by Jesse Alvarez seconded by Pauline Dow unanimously approved
- 6. Staff Update and Reports on Kathy Dodson
 - A. TIRZ No. 5 Fund – Budget Balance
 - B. Board Vacancy
 - C. Marketing the “Golden Horseshoe” downtown shopping district
Reports on above items were presented by Kathy Dodson with additional information on item C provided by Mike Breitinger, Central Business Association
- 7. Update on Downtown Projects Kathy Dodson
 - Reports presented by Kathy Dodson on:

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Downtown Food Vending Street carts currently dilapidated; city is considering improved management program for street carts and permanent larger facilities, re-do restrooms and open as public facilities.

An art project at Cleveland Square (links Cleveland Square and Arts Festival Plaza) is in the works via the Museum Cultural Affairs Department (MCAD) which has a new director Sean P. McGlynn.

An update was made by Ruben Garcia with Team Juan Uribe group regarding 420 Campbell (Railroad Depot) project. Property outside of the TIRZ and Downtown District need a formal letter from Team Uribe to amend the TIRZ boundaries to include the project for consideration at a later Board meeting.

8. Adjournment

Meeting was adjourned at 9:05 a.m.

Approved:

Recording Secretary