



TAX INCREMENT REINVESTMENT ZONE NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, March 08, 2021 at 4:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/88195687143?pwd=dFBpZHIvbGxyRlFRY2tFYzNTb2NtQT09>

Meeting ID: 881 9568 7143

Passcode: 235783

Dial Toll Free:

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Find your local number: <https://us02web.zoom.us/j/88195687143>

Join by Skype for Business: <https://us02web.zoom.us/skype/88195687143>

CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards, Chair

Taline Manassian, Vice Chair

Missy Atwood

Dan O'Brien

John McIntosh

Walt Smith

Shannon O'Connor (Advisory Board Member)

Bob Richardson (Advisory Board Member)

City Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer

City Attorney Laura Mueller

Finance Director Shawn Cox

City Secretary Andrea Cunningham

TIRZ Project Manager Keenan Smith

TIRZ Administrator Jon Snyder, P3 Works, LLC

TIRZ Consultant Darin Smith, EPS, Inc.

TIRZ Consultant Jim Adams, McCann Adams Studio

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 with in 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 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. Speaker are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By low no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of the February 8, 2021 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Smith to approve the February 8, 2021 TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member O'Brien seconded the motion which carried unanimously 6 to 0.

BUSINESS

- 2. Update and possible action regarding the status of the Town Center Project Interlocal Agreements related to tasks, deliverables and deadlines.**

Laura Mueller presented the item. The school district has rejected the City's agreement and the City Council will consider the agreement at tomorrow's meeting. The team will continue discussions with the school district to see if a path forward can be found.

No vote or action was taken regarding this item.

- 3. Update and discussion regarding TIRZ Priority Projects.**

Keenan Smith presented the item.

a) Old Fitzhugh Road

TJKM has been issued notice to proceed relating to grant writing services for this project and kick-off meeting is scheduled for tomorrow.

b) Downtown Parking

Keenan Smith and Jim Adams presented Draft Master Concept Plan and discussed next steps. The project team will meet with city staff, property owners, business owners and

the Historic Preservation Commission to get their feedback on the plan and then bring back to the TIRZ Board for review and consideration.

c) Town Center

No updates at this time.

4. Discuss and consider possible action regarding Fiscal Year 2022 Budget requests related to Tax Increment Reinvestment Zones No. 1 and No. 2.

Via unanimous consent, the Board created a TIRZ Budget Committee to work on the TIRZ Fiscal Year 2022 budget request. The following individuals were appointed to the committee: Chair Dave Edwards, Vice Chair Taline Manassian, Board Member Dan O'Brien, City Treasurer Gina Gillis, Finance Director Shawn Cox, City Administrator Michelle Fischer and TIRZ Administrator Jon Snyder.

A motion was made by Board Member O'Brien to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney and 551.072, Deliberation of Real Property and regarding Executive Session Agenda Item No. 5. Board Member Atwood seconded the motion which carried unanimously 6 to 0.

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 Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

5. Consultation with Legal Counsel and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project. Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072

The Board met in Executive Session from 4:31 p.m. – 5:42 p.m. No vote or action was taken during Executive Session.

Chair Edwards returned the meeting to Open Session at 5:42 p.m.

OPEN SESSION

A motion was made by Vice Chair Manassian to bring Executive Session Agenda Item No. 5 into Open Session for consideration. Board Member O'Brien seconded the motion which carried unanimously.

Consultation with Legal Counsel and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project.

A motion was made by Vice Chair Manassian to authorize Keenan Smith and Jim Adams to explore alternatives to the Town Center Site as discussed in the Executive Session. Board Member McIntosh seconded the motion which carried unanimously 6 to 0.

UPCOMING MEETINGS

TIRZ Board Meetings

April 12, 2021 at 4:00 p.m.

May 10, 2021 at 4:00 p.m.

June 14, 2021 at 4:00 p.m.

City Council Meetings

March 9, 2021 at 6:00 p.m.

March 13, 2021 at 6:00 p.m.

April 13, 2021 at 6:00 p.m.

April 20, 2021 at 6:00 p.m.

ADJOURN

A motion was made by Board Member McIntosh to adjourn the meeting. Vice Chair Manassian seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 5:46 p.m.