

MINUTES
TAX INCREMENT REINVESTMENT ZONE (TIRZ) NUMBER TWO, CITY OF SCHERTZ, TEXAS
REGULAR MEETING
TUESDAY, APRIL 13, 2021

A regular meeting was held by the Tax Increment Reinvestment Zone (TIRZ) Number Two, City of Schertz, Texas on Tuesday, April 13, 2021 at 4:00 PM, in the Council Chambers at the Hal Baldwin Municipal Complex, 1400 Schertz Parkway, Building #4, Schertz Texas. The following board members, staff and the public were present:

Board Members Present

Michael Dahle, Chairperson
Mark Davis, Board Member
Chris Price, Board Member
Rick Trefzer, Board Member
Gary Inmon, Board Member
Clark McChesney, Board Member
Jill Whittaker, Board Member

Staff Members Present

Brian James, Staff Member

Public Present

None

CALL TO ORDER

The meeting was called to order at 4:03 PM.

HEARING OF RESIDENTS

None present.

DISCUSSION AND/OR ACTION ITEMS

1. Approval of the Minutes from January 12, 2021
A motion was made by Clark McChesney and seconded by Rick Trefzer to approve the minutes. The motion passed unanimously.

2. Update on the Status of Development
Chris Price indicated that repairs were being made to Module 1 Unit 3 and that the infrastructure would be transferring to the city in a few weeks. The garden home section started construction a few weeks ago and it is ahead of schedule and that they want to deliver the lots in August. The current builders are David Weekly and Scott Felder. Pulte is exiting the project as they have changed their business model and want to be in a different price point. Additionally, they are using a construction technology, a sort of prefab system, so it is hard for them to meet the guidelines. Chris Price noted that Perry homes is coming in.

The next phase, Module 3 Unit 1 - preliminary plat is in with city. They are negotiating with builders but it is likely going to be a continuation of Scott Felder and Weekly.

Chris Price noted that they are working on a PDD amendment for the newly acquired area further south. He added that sales are doing very well, with prices in the low \$300,000s and some near \$600,000. The multi-family parcel is under contract and working through the usual issues.

Brian James indicated that there are a number of items pending with staff such as a zoning case and a plat down in the southern part of the development. Also, with southern area that council recently rezoned, staff is working with the developer to get access to Ware Seguin Road proper, so there may be an agreement coming to council on that in the future. Chris Price mentioned they reached agreement to buy the outparcel wrapped by the 58 acres.

3. Update on the Amended TIRZ Agreements

Both the City and SARA have approved the agreements, so we are just waiting on Bexar County to get it on the agenda. Chris price mentioned it had been reviewed by all county depts except the county attorney. Brian mentioned a few things are being held up pending approval – the developer asked the City to not pay the last approved payment. He noted the developer was wanting to assign revenues in order to adjust their lending.

4. Report on Tax Increment Collections Amount and Expenses (See attached document)

The city got some initial data from the appraisal district. It looked like it had fewer homes than we believed to have been built. The Developer and City are reviewing it and doing some research to determine the number of lots with structures on them to correct that, if there is a problem. The discrepancy is almost 100 homes.

Jill Whitaker asked whether the developer was in conversations to acquire the sliver of land at Lower Seguin Road and FM 1518. The owner had indicated to her that his land was going to be acquired but it was unclear by whom or how. Chris Price indicated they have been talking for years but there is a difference in expectations and so he wasn't sure if they would ever acquire it.

More discussion occurred on the appraisal district report. Clark McChesney asked what tripped it to show up on the tax role. Brian James indicated he was under the impression that it had to do with the Certificate of Occupancy.

ADJOURNMENT

Meeting adjourned at 4:20 PM.

Michael Dahle, Chair