

MINUTES
TAX INCREMENT REINVESTMENT ZONE (TIRZ) NUMBER TWO, CITY OF SCHERTZ, TEXAS
REGULAR MEETING
TUESDAY, JANUARY 11, 2022

A regular meeting was held by the Tax Increment Reinvestment Zone (TIRZ) Number Two, City of Schertz, Texas on Tuesday, January 11, 2022 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

Mark Davis, Vice Chair
Chris Price, Board Member
Clark McChesney, Board Member
Jill Whittaker, Board Member
Tommy Calvert, Jr., Board Member
Manuel Leal, Board Member

City Staff Members Present

Brian James

County Staff Members Present

Amy Putney

Public Present

Bradley Bechtol
Jesse Malone

CALL TO ORDER

The meeting was called to order at 4:15 PM.

HEARING OF RESIDENTS

None present.

DISCUSSION AND/OR ACTION ITEMS

1. Introduction of New Board Members
The Board members who were present introduced themselves. It was noted that Bexar County had earlier that day appointed two new members. Manuel Leal, who is the Manager of Bexar County's Government Relations Office introduced himself. Tommy Calvert, Jr., who is Bexar County Commissioner Precinct 4 introduced himself.
Brian James noted that the two legislative appointments were vacant and are often hard to get refilled. Tommy Calvert, Jr. asked whether the board makeup could be amended by the City and County. It was thought that these positions are a required by State Law. Brian James indicated he would research this question for the next meeting.
2. Approval of the Minutes from September 21, 2021, TIRZ Meeting

A motion was made by Chris Price and seconded by Jill Whitaker to approve the minutes. The motion passed unanimously.

3. Overview of the Development - Chris Price provided an overview and status update of the development, The Crossvine. He began by introducing Jesse Malone the engineer and Bradley Bechtol.
 - The project initially had price points starting in the mid \$200,000s up to around \$450,000. Now the price points start in the low \$450,000s and approach \$700,000. Chris Price showed the most recent conceptual master plan, noting the first section completed which was completed 5 or 6 years ago and the second section that was completed 3 years ago and the most recent section. He noted they had moved over to the south side of Woman Hollering Creek having broken ground in early November on 139 lots. Scott Felder Homes and David Weekly will remain the builders. The next phase is under construction and the amenity center will be built with unit 2. The first lots should be delivered around August or September. Price points should remain about where they currently are. He noted they are wrapping up construction of the 77 garden home lots which will have the same builders. This is a new product type that has not been seen in the market – rear entry and the front of the house faces a greenbelt. There seems to be a lot of interest in it.
 - He noted that they are in negotiations with a multifamily developer and hopefully an agreement will be reached in the next 60 days, with construction to be finished late 2023. Chris Price pointed out the 4 or 5 plex rental area to the west of multifamily tract, near Hollering Vine. These would likely be a 2-story product. He pointed out the 1 acre parcel at Hollering Vine and Lower Seguin Road where there are plans for a daycare – probably to be delivered in 2023. He noted the Pulte section to the west only has 20 lots left and should be done by end of year. He explained that Pulte has a different business model and cannot meet the design requirements so they will no longer be in The Crossvine.
 - Chris Price explained that they will be starting to look at the town center area this year but that will not happen right away as FM 1518 is about to go under construction. Tommy Calvert, Jr. asked about the size of the overall development. Chris price explained it was originally about 850 acres but that 250 acres which were in AICUZ were pulled out of it to not jeopardize Randolph. So now it is about 600 acres with about 2,000 units depending on how many units of multifamily end up in the town center. He estimates there will be 1,400 or 1,500 single family units. In the Town Center, commercial will shrink to about 35 acres out of the 100 acres, with the rest being dense residential. The commercial will be dominated by local businesses and office uses, in particular medical. They also plan to have assisted living. Idea is to have different housing types for the different stages of life.
 - Bradley Bechtol explained on efforts in the city park – the construction of sport court and a pedestrian bridge from the Pulte Section to the west, over the drainage culvert. Eventually there will be about 14 miles of trails and they will be providing connectivity over Woman Hollering Creek
 - Brian James noted that the developer is working on platting 1 acre next to the fire station for a future indoor shooting range. He also mentioned the status of the Woman Hollering Creek trunk line which has an estimated substation completion date of January 12, 2023.
4. Authorize Reimbursement of Previously Approved Expenses Brian James explained how the reimbursement process works. The developer submits construction cost documents to the City's engineering department who reviews the information before a recommendation is taken to the TIRZ Board to approve them as eligible expenses. To date, the Board has approved approximately

\$35 million out of the up to \$66 million allowed per the agreements. Only about \$2.6 million has been paid to date. The agreement stipulates payments will be approved and made in January every year. Staff recommends the Board authorize \$700,000 be paid. This will leave just \$800 in the fund, but additional deposits are expected in March. Tommy Calvert, Jr. asked how many homes had been built. Chris Price indicated that 500 houses have been built to date. Brian James mentioned the substantial number of Veterans Homestead exemptions and said that at the next meeting he would provide an overview of the number of exemptions. Motion to approve the payment of \$700,000 made by Tommy Calvert, Jr. and seconded by Jill Whitaker. Motion approved unanimously.

ADJOURNMENT

Vice Chair Davis called for a motion to adjourn. Motion made by Clark McChesney and seconded by Tommy Calvert, Jr. Motion approved unanimously. Meeting adjourned at 4:35 PM.

Michael Dahle, Chair