



**SCHERTZ TAX INCREMENT REINVESTMENT ZONE NUMBER TWO
HAL BALDWIN MUNICIPAL COMPLEX COUNCIL CHAMBERS
1400 SCHERTZ PARKWAY, BUILDING #4
SCHERTZ, TEXAS 78154**

**AGENDA
TUESDAY, JULY 8, 2025 AT 4:00 PM**

CALL TO ORDER

HEARING OF RESIDENTS

This time is set aside for any person who wishes to address the Schertz Tax Increment Reinvestment Zone Number Two. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 5 minutes. Discussion by the Board of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

DISCUSSION AND/OR ACTION ITEMS

1. Election of Chairperson and Vice-Chairperson
2. MINUTES - Consideration and/or action regarding the minutes of the regular meeting of January 14, 2025.
3. Overview of TIRZ Financials
4. Overview of the Crossvine Development

ADJOURNMENT

CERTIFICATION

I, BRIAN JAMES, DEPUTY CITY MANAGER, CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 3RD DAY OF JULY, 2025 AT 3:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

Brian James

**I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON ____ DAY OF _____, 2025.
TITLE: _____**

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you

require special assistance or have a request for sign interpretative services or other services, please call 210-619-1023 at least 24 hours in advance of meeting.

MEMORANDUM

**Schertz Tax Increment Reinvestment
Zone Number Two Meeting:**

07/08/2025

Department:

Executive Team

Subject:

**MINUTES - Consideration and/or action regarding the
minutes of the regular meeting of January 14, 2025.**

BACKGROUND

RECOMMENDATION

Attachments

Draft Minutes 1 14 2025 TIRZ

Schertz Tax Increment Reinvestment Zone Number Two
Minutes
Tuesday, January 14, 2025
4:00 PM

The Schertz Tax Increment Reinvestment Zone Number Two convened for a meeting on
Tuesday, January 14, 2025 at 4:00 PM in the Council Chambers, Building #4,
1400 Schertz Parkway, Schertz, Texas 78154

TIRZ Board of Directors Present:

Mark Davis, Chair

Jill Whittaker, Vice-Chair

Clark McChesney, Jr.

Michael Dahle

Brad Pittenger

Manuel Leal, Bexar County Member

Commissioner Tommy Calvert, Bexar County Member

Staff Present:

Brian James, Deputy City Manager

Developer

Bradley Bechtol

CALL TO ORDER at 4:00 PM by Vice-Chair Whittaker

HEARING OF RESIDENTS

No residents were in attendance.

1. **Minutes:** Consideration and/or action regarding the approval of the minutes of the October 8, 2024 meeting. A motion was made by Tommy Calvert to approve the minutes of October 8, 2024 and seconded by Clark McChesney. *Motion passed. Vote was unanimous.*

2. **Authorize Reimbursement Previously Approved Expenses - \$1,275,000:**

Brian James reminded the Board that they approved a payment of \$225,000 at the last meeting. The TIRZ has a cash balance of about \$1,293,000 and staff is fine with approving a payment of \$1,275,000.00. Currently there are approved invoices from Developer for \$35,267,467.52 with prior disbursements totaling \$5,550,000 and remaining approved invoices of \$29,717,467.52. Brad Pittenger noted the developer has submitted more invoices to the City and plans to submit some additional ones in the near future. Commissioner Calvert asked whether the Veteran's Homestead exemptions would impact the ability of the developer to get paid back the maximum amount of \$66,000,000.00. Brian James and Brad Pittenger agreed it would certainly slow the rate of repayment and may cause them to fall short given the timeline in the agreement, which is the end of 2041. There was some discussion about this was the primary reason for the increase in the reimbursement amount and extension that was approved in 2021

A motion was made by Tommy Calvert to approve the reimbursement of \$1,275,000.00 and seconded by Michael Dahle. *Motion passed. Vote was unanimous.*

3. **Overview of the Development**

Bradley Bechtol provided an overview of the development. She provided an overview about how much of the Crossvine property was developed, about half, and also the mix of lots, both developed and undeveloped. Questions and discussion about the status of the garden home project as well as the future multi-family. She provided some insight into the various builders in the Crossvine, how many speculative

houses they have been building and the rate of sales. She talked a bit about the future commercial development. The vacant lot at Lower Seguin Road and Hollering Vine is anticipated to be a daycare center. The larger retail site at Lower Seguin Road and FM 1518 is likely to develop as work on FM 1518 progresses. She discussed the impact of the FM 1518 project on their infrastructure and future plans – utility relocations, drainage, etc.

Adjournment: *Meeting adjourned at 4:50 PM.*

Attest:

Mark Davis, Chairperson

Brian James, Recording Secretary