

Schertz Tax Increment Reinvestment Zone Number Two
Minutes
Tuesday, January 13, 2026
4:00 PM

The Schertz Tax Increment Reinvestment Zone Number Two convened for a meeting on
Tuesday, January 13, 2026 at 4:00 PM in the Council Chambers, Building #4,
1400 Schertz Parkway, Schertz, Texas 78154

TIRZ Board of Directors Present:
Mark Davis, Chair
Brad Pittenger
Clark McChesney, Jr.
Demetric Herron
Manuel Leal
Paul Macaluso

Staff Present:
Brian James, Deputy City Manager

Developer
Bradley Bechtol

CALL TO ORDER at 4:08 PM by Chairperson Davis

HEARING OF RESIDENTS

No residents were in attendance.

1. **Minutes:** Consideration and/or action regarding the approval of the minutes of the October 14, 2025 meeting. A motion was made by Paul Macaluso to approve the minutes of the October 14, 2025 meeting. Clark McChesney seconded the motion. *The motion passed with a unanimous vote.*
2. **Authorize Reimbursement of Previously Approved Financial Expenditures:** Brian James noted that the Financial Report for The Reinvestment Zone Number Two dated 30 November 2025 was included in the packet. Commissioner Calvert had requested staff provide this at each meeting and staff will do that going forward. Brian James noted from that report that the cash balance as of 11/30/2025 was \$1,410,411.14. A bit of cushion is left for payment of costs to the entities. Brian James noted that current outstanding disbursement requests to the developer was just under \$40 million (\$39,352,455.82). He noted that given the pending expenses the developer would likely hit the \$66,000,000.00 in eligible expenses with approval of those. He noted that payments of \$6,825,000.00 have already been made. A motion was made by Clark McChesney to authorize payment of reimbursement of previously approved expenditures in the amount of \$1,400,000.00. Paul Macaluso seconded the motion. *The motion passed with a unanimous vote.*
3. **Overview of the Development**

Bradley Bechtol provided an overview of the development. She noted that 799 houses had been built, not all of which are sold, some are spec, but are all on the ground and complete. Some changes to module 3A, Unit 2 have been made so the projected total number of single family lots went up by 5 to 1,661. She noted these are the same slides as in the past she is showing. They are about halfway there on single family lots in Module 3A, Unit 2, Module 3B, Unit 2 and the garden homes. Most importantly since the last meeting is they continue to move forward with a buyer of the multi-family project, having gotten the site plan approved and having been issued a clearing and grading permit. The replat has also been approved to plat multiple lots into one larger lot. A subdivision improvement agreement was completed for construction of a sewer line through the tract. They are trying to close within a few months. Once that happens construction

should start immediately and take 10 to 12 months. There will be 325 apartments and should have a value of over \$63,000,000.

The daycare is just waiting on the City to send fee amounts so he can pay for his permit and get going. It will be over 10,000,000 square feet. We think the appraisal will be over \$1.5 million.

Homes are still selling consistent with the season, so over 20 the last quarter of the year. Goal is to be about 2 per month per builder. Given the impacts of the federal government shutdown, things are going OK and seem like things are getting back to normal. Landscaping is going in in the central greenbelts as developers finish houses so as not to have it torn up. So it is looking really pretty. Module 3A, Unit 1 had some sales that went unreported, so nearly 60 homes have closed. Some builders are keeping price points lower to move more houses, while others are not. 72 homes are left to be sold in this unit. The contractor should be mobilized this month to finish the channel in front of this section.

Module 3B, Unit 1 has two builders working to sell homes. Bradley has a final walkthrough on their landscaping and trails later this week. Although they built it, the developer has full control over plans. They are working on the land plan for the next section, showing images of it, which are consistent with the past phases of The Crossvine. She noted the area in the center which would be the amenity center and that it would have 45', 55' and 65' wide lots. They will be taking it to P&Z and CC for approval soon.

Utility relocations are dragging a bit but close to being wrapped up. They are still working with the City and TxDOT on the widening of Lower Seguin Road and how it intersects with FM 1518 - it just takes a lot of meetings to get everything sorted out to finalize it before the construction crew gets there. Big news on reimbursements of expenses at the end of last year the City reviewed and the Board approved approximately \$11,000,000. Last month they submitted four more packets from 2019 to 2022 to the City. That pushed them over the \$66,000,000 cap by about \$9,000,000. They are meeting later this month to go over those invoices to try to get staff to recommend them for approval at the next TIRZ meeting. Discussion was made to submit all invoices in case the maximum amount was ever increased via an amended agreement.

Bradley noted she and Brad Pittenger would be reviewing the tax appraisal information, values and exemptions in the next few months. She noted the sewer capacity disruption should not be an issue in the near future. Brad Pittenger noted that even after the invoices that were just submitted, they have 3 years of invoices (2023-2025) they have not submitted. Brian James suggested that the city would rather still do the review and track those amounts in case the maximum eligible expenses ever increased we would have already reviewed and tracked the amounts.

Demetric Herron asked about process to approve expenses and what is eligible for reimbursement. Brian James noted that the agreement outlines what expenses are eligible and how the review by staff occurs. He noted its not an audit per say, like is done for the City, but the City reviews the backup information including things like receipts and cancelled checks. That is public information so if someone requested it, the City would provide it. Engineering staff would be happy to walk Board members through what they look at.

Next Meeting is April 14 at 4:00

Adjournment: *Meeting adjourned at 4:34 PM after a motion by Manuel Leal which was seconded by Clark McChesney and a unanimous vote.*

Attest:

Mark Davis, Chairperson

Brian James, Recording Secretary