



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

**AGENDA
TUESDAY, APRIL 14, 2026 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. MINUTES - Consideration and/or action regarding the minutes of the regular meeting of January 13, 2026.
2. Overview of TIRZ Financials.
3. Overview of the Crossvine Development.

ADJOURNMENT

CERTIFICATION

I, BRIAN JAMES, DEPUTY CITY MANAGER, OF THE CITY OF SCHERTZ, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 8th DAY OF APRIL, 2026 AT 4:45 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 _____, 2026.

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:**

04/14/2026

Department:

Executive Team

Subject:

**MINUTES - Consideration and/or action regarding the
minutes of the regular meeting of January 13, 2026.**

BACKGROUND

Attached are the draft minutes from the January 13, 2026 TIRZ Board meeting.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval of the draft minutes.

Attachments

Draft TIRZ Minutes 1 13 2026

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

MEMORANDUM

Schertz Tax Increment Reinvestment Zone Number Two Meeting:

04/14/2026

Department:

Executive Team

Subject:

Overview of TIRZ Financials.

BACKGROUND

Attached is the TIRZ Financial Report dated March 31, 2026.

FISCAL IMPACT

The cash balance as of March 31, 2026 is \$16,260.12.

RECOMMENDATION

No Action is recommended.

Attachments

TIRZ Financials 3 31 2026

REINVESTMENT ZONE NUMBER TWO,
CITY OF SCHERTZ, TEXAS

31-Mar-26
Agenda Item

Financial Report

TIRZ Receivables

Sedona/SARA	\$	-
Bexar County	\$	-
Schertz	\$	-

TIRZ Balance

Total Tax Collected:	\$	8,378,436.45
Accounts Receivable:	\$	-
Bank Interest:	\$	100,646.42

Disbursements to County:	\$	(120,370.00)
Disbursements to City:	\$	(117,452.75)
Disbursements to Developer:	\$	<u>(8,225,000.00)</u>

TIRZ 2025 Tax Year Balance: **\$ 16,260.12**

Cash Balance as of 03/31/2026: \$ 16,260.12

Disbursements made since last Board Meeting: \$ 1,400,000.00

Current outstanding disbursement requests by the City or County: \$ -

Current outstanding disbursement requests by the Developer: \$ 37,952,452.82

Current Payments Authorized by Board to Developer: \$ -

**REINVESTMENT ZONE NUMBER TWO,
CITY OF SCHERTZ, TEXAS**

	San Antonio River Authority	Bexar County	City of Schertz	Combined
Maximum Contribution	\$ 990,000.00	\$ 17,820,000.00	\$ 47,190,000.00	\$ 66,000,000.00
Total Contributions To Date	\$ 124,177.94	\$ 1,928,035.37	\$ 6,326,223.14	\$ 8,378,436.45
Base Taxable Value	\$ 3,028,629	\$ 3,028,629	\$ 3,028,629	
Current Taxable Value	\$ 214,980,106	\$ 184,578,110	\$ 221,477,927	
Total Eligible Expenses Authorized		\$ 46,177,452.82		
Most Recent FY Developer Disbursements		\$ 1,400,000.00		
Total Disbursements to Date		\$ 8,225,000.00		
Authorized Disbursements Remaining		\$ 37,952,452.82		
		Current Fiscal Year	Cumulative	
Total Reimbursements to Schertz: To come out of the City's contribution only		\$ -	\$ 117,452.75	
Total Reimbursements to Bexar County: To come evenly out of all contributions		\$ -	\$ 120,370.00	