

Tax Increment Reinvestment Zone Number One

A regular meeting of the Tax Increment Reinvestment Zone Number One Board of Directors was held on July 7, 2022 beginning at 10:30 a.m. in the Brenham City Hall, City Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

Members present:

Shannan Canales
Clint Kolby
Albert Wright
Gary Crocker
Tom Whitehead

Members absent:

Milton Y. Tate, Jr.
Leah Cook
Atwood Kenjura
Adonna Saunders

Others present:

City Manager Carolyn Miller, City Attorney Cary Bovey, City Secretary Jeana Bellinger, Economic Development Director Susan Cates, Director of Public Works Dane Rau, Director of Development Services Stephanie Doland, Finance Director Stacy Hardy, Tourism and Marketing Director Jennifer Eckermann, and Shawn Bolenbarr

Citizens present:

None.

Media Present:

None.

1. Call Meeting to Order

2. Public Comments

There were no comments heard from the public.

3. DISCUSSION ITEMS

a) Presentation and Discussion on the Tax Increment Reinvestment Zone Number 1 Deposits and Available Fund Balance

Director of Finance Stacy Hardy presented this item. Hardy explained that in December 2018 the Tax Increment Financing Zone Number 1 had a base property value of \$336 million. As property within the TIRZ has developed, property values have increased to \$423 million (2021 Assessed) and that tax revenue on 50% of the incremental value is deposited in the TIRZ Fund each year. Hardy advised the Board that the deposits made to date, along with an estimate of the 2022 tax year deposit is as follows:

Tax Year	Incremental Value	Deposit Amount
2019	\$ 17,458,928	\$ 44,869
2020	\$ 45,061,280	\$ 115,807
2021	\$ 87,157,361	\$ 223,994
Total Amount Deposited to Date		\$ 384,671
*2022 (estimate) available after 10/1/2022		\$ 281,896
* <i>Not including property currently under protest</i>		
Total Amount Available for Eligible Projects		\$ 666,567

b) Presentation and Discussion on Possible Expansion of the Tax Increment Reinvestment Zone Number 1 Boundary

City Manager Carolyn Miller presented this item. Miller explained that when the TIRZ was created in 2018 it included 2,201 acres and was expanded in 2019 to include an additional 199 acres.

Miller stated that in March 2022 the Board agreed to expand the TRIZ to pick-up the acreage in the Brenham Business Center and Southwest Industrial Park; however, staff would like the Board to also consider adding a 600-acre area off Highway 36 South. The Board agreed with staff's recommendation and advised Miller to move forward with the expansion of the TIRZ to also include the 600 acres off of Highway 36 South.

The TIRZ Board convened into Executive Session at 10:36 a.m.

4. EXECUTIVE SESSION ITEM(S)

- a) **Texas Government Code Section 551.072 - Real Property: Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property, Located in the TIRZ Number 1 Zone, in Brenham, Washington County, Texas**

Executive Session adjourned at 10:59 a.m.

5. ACTION ITEM(S)

- a) **Consider Approval of the Minutes from the March 17, 2022 TIRZ Board Meeting**

A motion was made by Albert Wright and seconded by Gary Crocker to approve the minutes from the March 17, 2022 TIRZ Board meeting with the corrections as presented.

Vice Chairman Kolby called for a vote. The motion passed with the Board voting as follows:

Chairman Milton Y. Tate, Jr.	Absent
Vice Chairman Clint Kolby	Yes
Secretary Adonna Saunders	Absent
Shannan Canales	Yes
Leah Cook	Absent
Atwood Kenjura	Absent
Albert Wright	Yes
Gary Crocker	Yes
Tom Whitehead	Yes

- b) **Consider Approval of a Chapter 380 Agreement with Brenham Market Square, LP.**

Vice Chairman Kolby advised that this item was not ready for discussion so the item would be passed.

- c) **Consider Approval of the Allocation of Tax Increment Reinvestment Zone Number 1 Funds for the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property, Located in the TIRZ Number 1 Zone, in Brenham, Washington County, Texas**

A motion was made by Albert Wright and seconded by Tom Whitehead to approve the allocation of sufficient funds from the Tax Increment Reinvestment Zone Number 1 funds to cover the purchase of downtown property located in the TIRZ Number 1 Zone, in Brenham, Washington County, Texas and any other related costs associated with the purchase of the downtown property and authorize the President to execute any necessary documentation.

Vice Chairman Kolby called for a vote. The motion passed with the Board voting as follows:

Chairman Milton Y. Tate, Jr.	Absent
Vice Chairman Clint Kolby	Yes
Secretary Adonna Saunders	Absent
Shannan Canales	Yes
Leah Cook	Absent
Atwood Kenjura	Absent
Albert Wright	Yes
Gary Crocker	Yes
Tom Whitehead	Yes

d) Consider Approval of a FY2022-23 Budget Allocation from the Tax Increment Reinvestment Zone Number 1 Fund for the Development of a Small Area Plan for Approximately 600 Acres, Located in the TIRZ Number 1 Zone, in Brenham, Washington County, Texas

Director of Development Services presented this item. Doland explained that on September 19, 2019 the City of Brenham adopted the Comprehensive Plan, Historic Past Bold Future: Plan 2040 which was written by planning consultant Kendig Keast Collaborative (KKC). The Plan 2040 includes a Comprehensive look at the current state of the community and a 20-year outlook of the future direction, needs, and priorities of the community.

Doland advised that one of the main subject areas of the Plan includes Land Use and Development and the creation of a Future Land Use Map (Page 29). The Future Land Use Map is one of the most referenced documents within the Comprehensive Plan as it serves as a guiding document for City Staff, the Planning and Zoning Commission and the Brenham City Council to make informed decisions when considering development and land use.

Doland advised the Board that during the plan development, KKC, City Staff and community members who participated in the plan formation agreed that the 600-acre around the Brenham Family Park is one of the "primary large developable tracts within Brenham" and the Plan 2040 recommended the creation of a Small Area Plan for this area. Doland explained that KKC has provided a budgetary number of \$70,000 to complete the Small Area Plan for the 600-acre area and that staff is requesting the allocation of FY22- 23 TIRZ funds to pay for the Plan.

A motion was made by Shannan Canales and seconded by Gary Crocker to approve a FY2022-23 budget allocation from the Tax Increment Reinvestment Zone Number 1 Fund, in the amount of \$70,000.00, for the development of a Small Area Plan for approximately 600 acres, located in the TIRZ Number 1 Zone, in Brenham, Washington County, Texas and authorize the President to execute any necessary documentation.

Vice Chairman Kolby called for a vote. The motion passed with the Board voting as follows:

Chairman Milton Y. Tate, Jr.	Absent
Vice Chairman Clint Kolby	Yes
Secretary Adonna Saunders	Absent
Shannan Canales	Yes
Leah Cook	Absent
Atwood Kenjura	Absent
Albert Wright	Yes
Gary Crocker	Yes
Tom Whitehead	Yes

The meeting was adjourned.

Clint Kolby

Vice Chairman

Adonna Saunders

Secretary