

Travis James introduced himself to the board. Travis James reviewed his presentation with the board. Travis James said that with the addition of the two taxing entities, Brazosport College and Brazoria County, the TIRZ Plan needs to be updated.

Shonda Marshall asked what the current area of the TIRZ is.

Travis James responded and described the map. Travis James informed the board that the TIRZ could not contain more than 30 percent residential at the time of creation.

Shonda Marshall asked if a city can have more than one TIRZ.

Travis James responded yes, some cities have 2-4, San Antonio has 8-9.

Jeff Pena asked if the current TIRZ could be subdivided and if the map was too cumbersome.

Travis James said the current map works, it could be shrunk down but most would not. Travis James said this does not have much funding yet and typically takes a couple of years.

Jeff Pena asked when a developer comes to Freeport, why would they come to the TIRZ versus the EDC in terms of grants.

Travis James responded a TIRZ can do a 380 agreement where the EDC cannot. Travis James said one the TIRZ has enough funds, the Business Improvement Grants could then be issued from the TIRZ instead of the EDC.

Chris Duncan asked if TIRZ could issue bonds.

Travis James responded yes.

Melanie Oldham said a developer has requested a TIRZ in another area and asked how long this would take.

Travis James said it could take four to six months but is not always the best option as they take a couple years to generate revenue.

Melanie Oldham said the developer is asking for a TIRZ and a PID. Melanie Oldham asked Travis James if this is something he could do.

Travis James responded yes; a TIRZ works with existing taxes where a PID works with new taxes.

Sam Reyna said the base is from 2019 but in 2020 taxes went up so there is extra revenue.

Travis James said there is no limit to how much can go into the TIRZ but the city keeps half.

Sam Reyna asked if there would be another public hearing.

Mingo Marquez responded yes, but keep in mind the TIRZ already exists.

Sam Reyna said there needs to be a term limit on when the TIRZ will expire.

Travis James responded there is a 30-year cap and a 50% cap. Travis James said the challenge not that the money is not spent well, it is that there is not enough visible growth.

Travis James said the TIRZ could not do a project until there is final approval from the city. Travis James said a project needs to be specifically outlined in the plan when it goes to the city for approval. Travis James said he will go back and work on this plan and the financial plan and bring it back to the board.

Sandra Loeza asked how long this will take.

Travis James responded about two months.

Tim Kelty said without a director, the board may want to appoint a committee.

Jeff Pena said he would talk to the board members and assign a committee to work with Travis James.

Travis James said this would work great and speed up the process and they could meet over Teams or Zoom.

III. Discussion & Action Items

1. Discussion and possible action on further development of TIRZ

No Action

IV. Adjourn

Motion to close board meeting made by Josh Mitchell and seconded by Sandra Loeza. **Motion passed** unanimously.

It is now 6:17 p.m. and I hereby close the board meeting.