

## TIRZ #2 BOARD MEETING MINUTES

The TIRZ #2 Board of the City of Kyle, Texas met on May 18, 2023 at Kyle City Hall with the following persons present:

Commissioner Debbie Ingalsbe, Chair  
Mayor Travis Mitchell, Vice Chair  
Mayor Pro Tem Michael Tobias  
Council Member Bear Heiser  
Council Member Yvonne Flores-Cale  
Council Member Ashlee Bradshaw  
Commissioner Michelle Cohen  
Jerry Hendrix, Interim City Manager  
Amber Schmeits, Assistant City Manager  
Jennifer Kirkland, City Secretary  
Grant Bowling, Video Production Specialist  
Perwez Moheet, Director of Finance  
Leon Barba, City Engineer

Andrew Friedman  
Stephanie Liebe

### **I. Call Meeting to Order**

Chairperson Ingalsbe called the meeting to order at 6:00 p.m. Chairperson Ingalsbe asked the city secretary to call roll.

Present were: Chairperson Ingalsbe, Mayor Mitchell, Mayor Pro Tem Tobias, Council Member Flores-Cale, Council Member Bradshaw, and Commissioner Cohen. A quorum was present. Council Members Heiser, Zuniga, and Parsley were absent. Council Member Heiser arrived at 6:02 p.m. during Item No. 2.

### **II. Approval of Minutes**

1. TIRZ #2 Board Meeting Minutes - April 13, 2023.

Mayor Mitchell brought forward the minutes for discussion.

Mayor Pro Tem Tobias moved to approve the minutes of the April 13, 2023 TIRZ #2 Board Meeting. Council Member Flores-Cale seconded the motion. Motion carried 6-0.

### **IV. Presentation**

2. Financial update on City of Kyle, Texas Tax Increment Revenue Bonds, Series 2023 (Tax Increment Reinvestment Zone Number Two, City of Kyle) bond sale.

Chairperson Ingalsbe brought forward Item No.2. Mr. Friedman of SAMCO Capital, City's Financial Advisor, presented the item. No action was taken.

### **III. Citizen Comment Period**

Chairperson Ingalsbe opened citizen comments, out of order, after Item No. 2, at 6:11 p.m. With no one registered or wishing to speak, Chairperson Ingalsbe closed citizen comments at 6:11 p.m.

## THX #2 BOARD MEETING MINUTES

The THX #2 Board of the City of Kyle, Texas met on Monday, 10, 2023 at Kyle City Hall with the following persons present:

Commissioner Debbie Ingalls, Chair  
Mayor Travis Mitchell, Vice Chair  
Mayor Pro Tem Michael Tobias  
Council Member Bob Hines  
Council Member Yvonne Evans-Cobb  
Council Member Ashley Haskins  
Commissioner Michele Cohen  
Terry Hendrix, Interim City Manager  
Anita Schmitt, Assistant City Manager  
Jennifer Kikland, City Secretary  
Grant Bowling, Video Production Specialist  
Pete Mitchell, Director of Finance  
Liam Huber, City Engineer

Andrew Friedman  
Stephanie Weber

### I. Call Meeting to Order

Commissioner Ingalls called the meeting to order at 6:00 p.m. Commissioner Ingalls asked the city secretary to call roll.

Present were: Commissioner Ingalls, Mayor Mitchell, Mayor Pro Tem Tobias, Council Member Haskins, Council Member Evans-Cobb, and Commissioner Cohen. A quorum was present. Council Members Hines, Schmitt, and Parsley were absent. Council Member Hines arrived at 6:01 p.m. and left at 6:02 p.m.

### II. Approval of Minutes

1. THX #2 Board Meeting Minutes - April 13, 2023

Mayor Mitchell brought forward the minutes for discussion.

Mayor Pro Tem Tobias moved to approve the minutes of the April 13, 2023 THX #2 Board Meeting. Council Member Tobias's second motion was carried 6-0.

### III. Presentation

2. Financial update on City of Kyle Texas Tax Increment Revenue Bonds 2023 (Tax Increment Reinvestment Rate Number Two) City of Kyle bond sale

Commissioner Ingalls brought forward Item No. 2, Mr. Friedman of SAMCO Capital City's Financial Advisor presented the item for action as follows:

### III. Citizen Comment Period

Commissioner Ingalls opened citizen comment out of order after Item No. 2 at 6:11 p.m. When no one registered or wished to speak, Commissioner Ingalls closed citizen comments at 6:11 p.m.

**V. Consider and Possible Action**

7. Discussion and possible action regarding the TIRZ #2 FY 2023-2024 Budget.

Chairperson Ingalsbe brought forward Item No. 7 out of order, after Citizen Comments.

Mayor Mitchell moved to direct staff to bring back a formal budget for TIRZ #2 and to have that budget process line up with the City's budget. Mayor Pro Tem Tobias seconded the motion. Motion carried 7-0.

6. Discussion and possible action for issuing RFQ for intersection improvements at Kohlers and Sanders, Benner, and Cromwell, as well as pedestrian and lighting improvements along Kohlers.

Chairperson Ingalsbe brought forward Item No. 6 for discussion out of order, after Item No. 7.

Council Member Heiser moved to issue an RFQ for intersection improvements at Kohlers and Sanders, Benner, and Cromwell, as well as pedestrian crossings and lighting improvements along Kohlers Crossing. Mayor Mitchell seconded the motion. Motion carried 6-1 with Council Member Flores-Cale dissenting.

5. Discussion and possible action regarding the construction of the parking lot for La Verde.

Chairperson Ingalsbe brought forward Item No. 5 for discussion out of order, after Item No. 6.

Council Member Heiser moved to direct staff to put together a cost analysis for a temporary surface level parking lot at La Verde Park on Everett Street. Mayor Pro Tem Tobias seconded the motion. Motion carried 7-0.

4. Adopt a Board Seal.

Chairperson Ingalsbe brought forward Item No. 4 for discussion out of order, after Item No. 5.

Mayor Mitchell moved to approve the sample seal as presented by Stephanie Leibe of Norton Rose Fulbright LLP, City's Bond Counsel. Council Member Flores-Cale seconded the motion. Motion carried 7-0.

3. Discussion regarding scheduling the next meeting.

Chairperson Ingalsbe brought forward Item No. 3 for discussion out of order, after Item No. 4.

The Board agreed to meet on June 22, 2023.

**VI. Executive Session**

8. Pursuant to Chapter 551, Texas Government Code, the TIRZ #2 Board reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting. The TIRZ #2 Board may convene into Executive Session pursuant to any lawful exception contained in Chapter 551 of the Texas Government Code including any or all of the following topics.



1. Pending or contemplated litigation or to seek the advice of the City Attorney and Attorneys concerning legal issues pursuant to Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct.
2. Possible purchase, exchange, lease, or value of real estate pursuant to Section 551.072.
3. Personnel matters pursuant to Section 551.074.
4. Convene into executive session pursuant to Section 551.087, Texas Government Code, to deliberate regarding the offer of economic incentives to one or more business prospects that the City seeks to have locate, stay, or expand in or near the City.


There was no executive session.

9. Take action on items discussed in Executive Session.

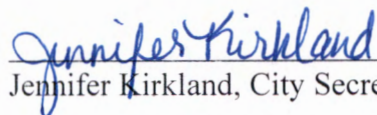
### **VII. Adjourn**

Chairperson Ingalsbe moved to adjourn. Council Member Flores-Cale seconded the motion. No vote was held.

With no further business to discuss, the TIRZ #2 Board adjourned at 6:56 p.m.

  
Debbie Ingalsbe, Chair

Attest:

  
Jennifer Kirkland, City Secretary