

CITY OF KYLE

Notice of TIRZ #2 Board Meeting



Kyle City Hall, 100 W. Center Street, Kyle, TX 78640
The public can watch remotely at: Spectrum 10;
<https://www.cityofkyle.com/kyletv/kyle-10-live>. One or more members of the board may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the board will be present at Kyle City Hall.

Notice is hereby given that the board of the City of Kyle Tax Increment Reinvestment Zone No. 2, will meet at 6:00 PM on May 18, 2023, at Kyle City Hall, 100 W. Center Street, Kyle, TX 78640, for the purpose of discussing the following agenda.

Posted this 15th day of May, 2023, prior to 5:00 p.m.

I. Call Meeting to Order

II. Approval of Minutes

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

III. Citizen Comment Period

The TIRZ #2 Board welcomes comments from Citizens early in the agenda of special meetings. Those wishing to speak are encouraged to sign in before the meeting begins. Speakers may be provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

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.

V. Consider and Possible Action

3. Discussion regarding scheduling the next meeting.

4. Adopt a Board Seal.
5. Discussion and possible action regarding the construction of the parking lot for La Verde.
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.
7. Discussion and possible action regarding the TIRZ #2 FY 2023-2024 Budget.

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.
9. Take action on items discussed in Executive Session.

VII. Adjourn

*Per Texas Attorney General Opinion No. JC-0169; Open Meeting & Agenda Requirements, Dated January 24, 2000: The permissible responses to a general member communication at the meeting are limited by 551.042, as follows: "SEC. 551.042. Inquiry Made at Meeting. (a) If, at a meeting of a government body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by the subchapter, the notice provisions of this subchapter, do not apply to: (1) a statement of specific factual information given in response to the inquiry; or (2) a recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting."



CITY OF KYLE, TEXAS

2023 0413 Minutes

Meeting Date: 5/18/2023
Date time:6:00 PM

Subject/Recommendation: TIRZ #2 Board Meeting Minutes - April 13, 2023.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

📎 2023 0413 DRAFT

TIRZ #2 BOARD MEETING MINUTES

The TIRZ #2 Board of the City of Kyle, Texas met on April 13, 2023 at Kyle City Hall with the following persons present:

Commissioner Debbie Ingalsbe, Chair
Mayor Travis Mitchell, Vice Chair
Mayor Pro Tem Tobias
Council Member Bear Heiser
Council Member Flores-Cale
Council Member Zuniga
Council Member Bradshaw*
Council Member Parsley
Commissioner Michelle Cohen
Jerry Hendrix, Interim City Manager
Amber Schmeits, Assistant City Manager
Paige Saenz, City Attorney
Jennifer Kirkland, City Secretary
Grant Bowling, Video Production Specialist
Perwez Moheet, Director of Finance
Leon Barba, City Engineer
Victoria Vargas, Economic Development Director
Kaela Sharp, City Planner

Stephanie Leibe, Norton Rose Fulbright,
City's Bond Counsel
Andrew Friedman, SAMCO Capital, City's
Financial Advisor

I. Call Meeting to Order

Chairperson Ingalsbe called the meeting to order at 6:01 p.m. Chairperson Ingalsbe asked the city secretary to call roll.

Present were: Chairperson Ingalsbe, Mayor Mitchell, Mayor Pro Tem Tobias, Council Member Heiser, Council Member Flores-Cale, Council Member Zuniga, Council Member Bradshaw, Council Member Parsley, and Commissioner Cohen. A quorum was present.

II. Approval of Minutes

1. (Postponed 3/23/2023) TIRZ #2 Board Meeting Minutes - June 21, 2022.
2. TIRZ #2 Board Meeting Minutes - March 23, 2023.

Chairperson Ingalsbe brought forward the minutes for discussion.

Council Member Flores-Cale moved to approve the minutes of the June 21, 2022 TIRZ #2 Board Meeting and the minutes of the March 23, 2023 TIRZ #2 Board Meeting. Council Member Parsley seconded the motion. Motion carried 9-0.

III. Citizen Comment Period

Chairperson Ingalsbe opened citizen comments at 6:02 p.m. With no one registered or wishing to speak, Chairperson Ingalsbe closed citizen comments at 6:02 p.m.

*One or more members of the TIRZ #2 Board may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the board will be present at Kyle City Hall.

IV. Consider and Possible Action

3. Amend the Joint Use Agreement for HCISD Parking Facilities.

Chairperson Ingalsbe brought forward Item No. 3 for discussion. Ms. Saenz presented the item. Ms. Leibe also provided information on the item.

Council Member Flores-Cale moved to approve Agenda Item No. 3. Mayor Pro Tem Tobias seconded the motion. Motion carried 9-0.

4. Consideration and Approval of a Resolution of the Board of Directors of Tax Increment Reinvestment Zone Number Two, City of Kyle, Adopting and recommending to City Council approval of the amended and restated final project and financing plan, Approving the extension of the term of the zone, and recommending that City Council issue its "City of Kyle, Texas Tax Increment Revenue Bonds, Series 2023 (Tax Increment Reinvestment Zone Number Two, City of Kyle)"; and Providing an effective date.

Chairperson Ingalsbe brought forward Item No. 4 for discussion. Ms. Leibe presented the item.

Council Member Zuniga moved to approve Agenda Item No. 4. Council Member Heiser seconded the motion. Motion carried 9-0.

5. First Amended and Restated Transportation Improvement Design, Permitting and Construction Agreement.

Chairperson Ingalsbe brought forward Item No. 5 for discussion. Ms. Saenz presented the item. Mr. Moheet also provided information on the item.

Council Member Zuniga moved to approve Agenda Item No. 5. Council Member Heiser seconded the motion. Motion carried 9-0.

6. Discussion regarding scheduling the next meeting.

Chairperson Ingalsbe brought forward Item No. 6 for discussion. It was the consensus of the board to meet on May 18. No action was taken.

V. Executive Session

7. 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.

8. Take action on items discussed in Executive Session.

VI. Adjourn

Chairperson Ingalsbe moved to adjourn. Council Member Flores-Cale seconded the motion. Motion carried 9-0.

With no further business to discuss, the TIRZ #2 Board adjourned at 6:31 p.m.

Debbie Ingalsbe, Chair

Attest:

Jennifer Kirkland, City Secretary



CITY OF KYLE, TEXAS

Financial Update on TIR Bonds Series 2023

Meeting Date: 5/18/2023
Date time: 6:00 PM

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

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Next Meeting

Meeting Date: 5/18/2023

Date time:6:00 PM

Subject/Recommendation: Discussion regarding scheduling the next meeting.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Official Seal of TIRZ No. 2 Board

Meeting Date: 5/18/2023

Date time:6:00 PM

Subject/Recommendation: Adopt a Board Seal.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Parking Lot - La Verde

Meeting Date: 5/18/2023

Date time:6:00 PM

Subject/Recommendation: Discussion and possible action regarding the construction of the parking lot for La Verde.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Intersection Improvements

Meeting Date: 5/18/2023

Date time:6:00 PM

Subject/Recommendation: 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.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

TIRZ #2 FY 2023-2024 Budget

Meeting Date: 5/18/2023

Date time:6:00 PM

Subject/Recommendation: Discussion and possible action regarding the TIRZ #2 FY 2023-2024 Budget.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Executive Session - Convene

Meeting Date: 5/18/2023

Date time: 6:00 PM

Subject/Recommendation: 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.

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Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available



CITY OF KYLE, TEXAS

Reconvene

Meeting Date: 5/18/2023
Date time: 6:00 PM

Subject/Recommendation: Take action on items discussed in Executive Session.

Other Information:

Legal Notes:

Budget Information:

ATTACHMENTS:

Description

No Attachments Available