



HORIZON CITY

Incorporated 1988

**AGENDA
PUBLIC MEETING
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING
THE TOWN OF HORIZON CITY, TEXAS
Wednesday, June 24, 2020, 6:30 PM**

Notice is hereby given that a ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING of the Town of Horizon City, Texas will be held on **Wednesday, June 24, 2020 at 6:30 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

**** OPEN MEETINGS DURING COVID-19 EMERGENCY DISASTER PERIOD ****

After declaring a state emergency on March 16, 2020, Governor Greg Abbott temporarily suspended certain requirements of the Texas Open Meetings Act that require governmental officials and the public to be physically present at the public meeting location in order to reduce face-to-face contact and mitigate the spread of COVID-19.

Participation by members of the public is welcome. To participate in public comment, interested members of the public **MUST** sign up prior to the meeting by emailing vrojas@horizonedc.com or calling (915) 852-1046, EXT #113, or submit their comment or question by emailing vrojas@horizonedc.com and the comments will be read during the Open Forum or the appropriate agenda item.

An electronic copy of the meeting agenda materials will be posted on our City Website at the following link: <https://meetings.boardbook.org/Public/Organization/928>.

WebEx meeting:

To watch by videoconference:

<https://horizonciteconomicdevelopmentcorporation.my.webex.com/horizonciteconomicdevelopmentcorporation.my/j.php?MTID=me77>

Meeting number: 126 090 9445

Meeting password: MbvmfP7AZ95

Join by phone

+1-408-418-9388 United States

Toll

On Wednesday, June 24, 2020

1. **Call to order; Establishment of Quorum**
2. **Approval of Minutes from:** April 21, 2020 Regular Board Meeting.
3. **Discussion:**
On a Transit Oriented Development (TOD) and Tax Increment Reinvestment Zone (TIRZ) Update.
Presenter: EDC Executive Director/CIP Manager

4. Discussion:

On recent activities by the Horizon City Economic Development Corporation.

Presenter: EDC Exectuvie Director

5. Discussion and Action:

On a proposed commercial development analysis of the Transit Oriented Development by Pegasus Planning and Development.

Presenter: EDC Executive Director

6. Discussion and Action:

On an agreement between Horizon City EDC and Polar Service Center/Entrans International for a manufacturing operation.

Presenter: EDC Executive Director/Counsel

7. Executive Session

The Economic Development Corporation Board of Directors of the Town of Horizon City may recess into EXECUTIVE SESSION pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation Regarding Real Property; 551.073 – Deliberation Regarding Gifts and Donations; 551.074 – Personnel Matters; 551.076 – Deliberation Regarding Security Devices and 551.087 – Deliberation Regarding Economic Development Negotiations.

Adjournment:

Motion to Adjournment: _____ 2nd _____

Minutes Approved: _____

Dated this Friday, 06/19/2020

By: _____
Veronica Rojas, EDC Executive Assistant

I, the undersigned authority, hereby certify that the above notice of the ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS MEETING of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least seventy-two (72) hours preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Friday, 06/19/2020 by 5:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the EDC Executive Assistant at (915) 852-1046, EXT #113.

**MINUTES
AGENDA
PUBLIC MEETING
ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS WORK SESSION** AND REGULAR
MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, April 21, 2020, 6:30 PM**

Notice is hereby given that a Economic Development Corporation Board of Directors Work Session** And Regular Meeting of the Town of Horizon City, Texas was held on Tuesday, April 21, 2020 at 6:30 PM, via videoconference or telephone conference. at which time the following was discussed and considered:

1. Call to order; Establishment of Quorum

Board Members Present: Walter Miller, Jerry Garcia, Justin Chapman, Allie Lozano, Kevin Richardson and EDC Executive Director. Absent Board Members: Karina Hagelsieb and Bob Jarvis.
Quorum Established.

City Staff Present: Board Secretary Veronica Rojas; CIP Manager Terry Quezada; Asst. City Atty. Bertha Ontiveros; Board Treasurer Pat Randleel; Planning Director Michelle Padilla; City Clerk Elvia Schuller; Special Counsel Sylvia Firth.

2. Approval of Minutes from: February 18, 2020 Regular Board Meeting.

The above-stated minutes were approved on a motion by Board Member Walter Miller and seconded by Board Member Allie Lozano. Motion Carried Unanimously (5-0).

3. Discussion:

On recent activities by the Horizon City Economic Development Corporation.
Presenter: EDC Executive Director

EDC Executive Director Michael Hernandez spoke regarding this item.

4. Discussion:

On a report of certain support for participants of the Horizon Tech Accelerator Program.
Presenter: EDC Executive Director

EDC Executive Director Michael Hernandez spoke regarding this item.

5. Discussion and Action:

On approval of a membership with Bio El Paso Juarez to help activate healthcare manufacturing operations.

Presenter: EDC Executive Director

EDC Executive Director Michael Hernandez spoke regarding this item.

A motion to approve membership of \$500 with Bio El Paso Juarez to help activate healthcare manufacturing operations was made by Board Member Kevin Richardson and seconded by Board Member Jerry Garcia. Motion Carried Unanimously (5-0).

6. Discussion and Action:

On a Resolution authorizing the use of the Town of Horizon City's procurement policy and procedures, and temporarily increasing the purchasing authority of Horizon City Economic Development Corporation President in an amount not to exceed \$50,000.00 during the period covered by the enacted Town's Emergency Ordinance.

Presenter: EDC Executive Director

EDC Executive Director Michael Hernandez spoke regarding this item.

A motion to approve the Resolution authorizing the use of the Town of Horizon City's procurement policy and procedures, and temporarily increasing the purchasing authority of Horizon City Economic Development Corporation President in an amount not to exceed \$50,000.00 during the period covered by the enacted Town's Emergency Ordinance was made by Board Member Allie Lozano and seconded by Board Member Jerry Garcia. Motion Carried Unanimously (5-0).

7. Discussion and Action:

On a Joint Representation Agreement by and between the Horizon City Economic Development Corporation, the Town of Horizon City and Bojorquez Law Firm, PC.

Presenter: EDC Executive Director

EDC Executive Director Michael Hernandez spoke regarding this item.

A motion to approve a Joint Representation Agreement by and between the Horizon City Economic Development Corporation, the Town of Horizon City and Bojorquez Law Firm, PC. was made by Board Member Allie Lozano and seconded by Board Member Jerry Garcia. Motion Carried Unanimously (5-0).

The EDC Board of Directors entered Executive Session at 7:18 PM and reconvened at 8:44 PM.

8. Executive Session

The Economic Development Corporation Board of Directors of the Town of Horizon City may recess into EXECUTIVE SESSION pursuant to the Texas Government Code, Chapter 551, Subchapter D, under Article 551.071 – Consultation with Attorney; 551.072 – Deliberation Regarding Real Property; 551.073 – Deliberation Regarding Gifts and Donations; 551.074 – Personnel Matters; 551.076 – Deliberation Regarding Security Devices and 551.087 – Deliberation Regarding Economic Development Negotiations.

A. Discussion and Action:

On negotiations with a proposed economic development project with an international transportation manufacturing operation.

Presenter: EDC Executive Director

No action required.

B. Discussion and Action:

On real estate discussions for the TOD/Town Center.

Presenter: Special Counsel

A motion for the EDC Executive Director to be authorized to make offers to purchase real estate located within the Town of Horizon City and enter into contracts to purchase said real estate in accordance with the terms and conditions specified in Executive Session was made by Board Member Jerry Garcia and seconded by Board Member Justin Chapman and Board Member Kevin Richardson. Motion Carried Unanimously (5-0).

ADJOURNMENT

A motion was made by Board Member, Jerry Garcia and seconded by Board Member Allie Lozano to adjourn at 8:47 PM.

Approved this ____ day of _____, 20__.

Attest:

Board Secretary

Board President



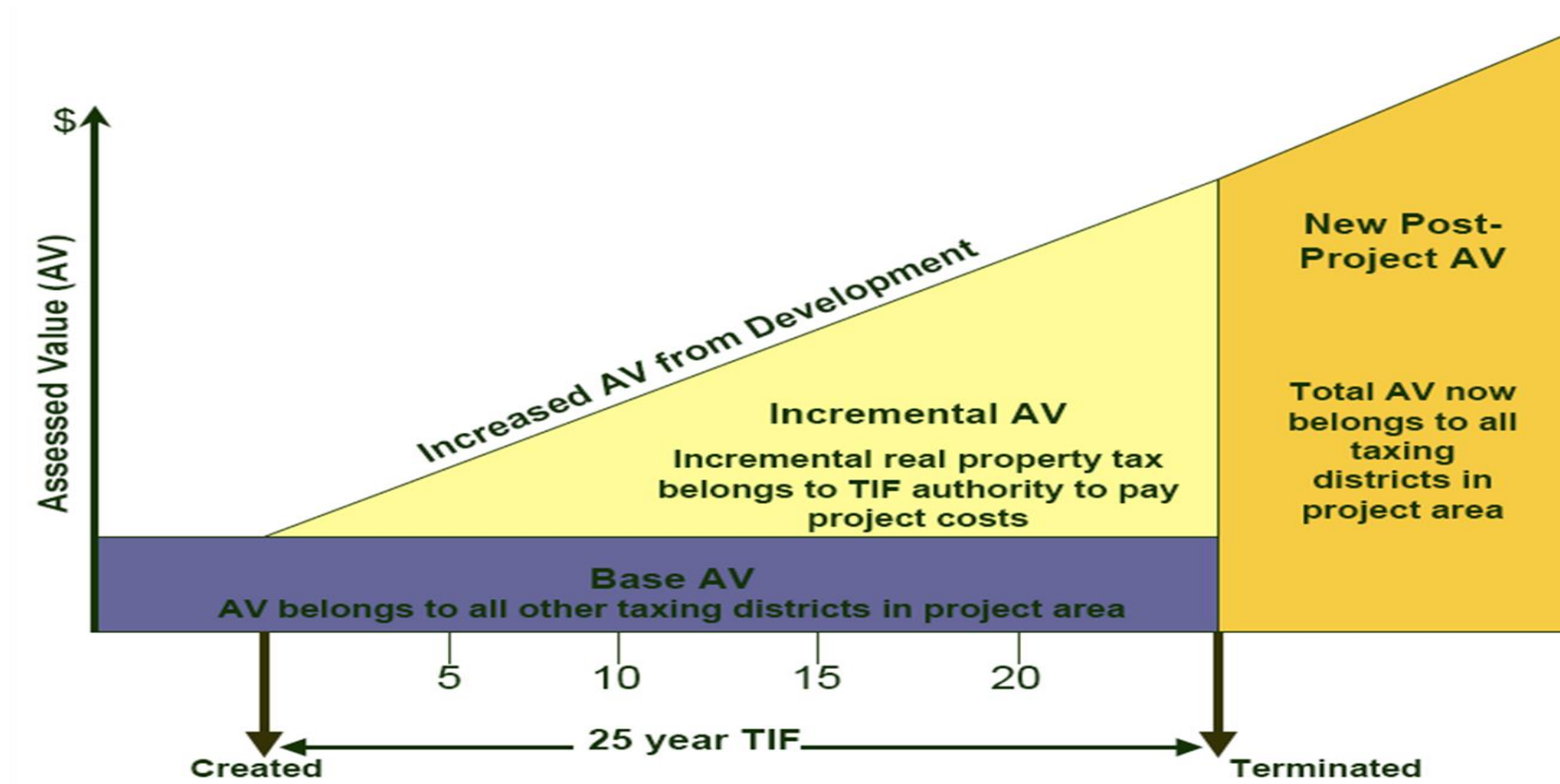
Town of Horizon City Proposed TIRZ

Economic Development Corporation
Board Meeting
June 16, 2020

TIRZ's in the Far West Texas

- City of El Paso TIRZ #5
- City of El Paso TIRZ #6
- City of El Paso TIRZ #7
- City of El Paso TIRZ #9
- City of El Paso TIRZ #10
- City of El Paso TIRZ #12
- City of Lubbock Business Park TIRZ
- City of Lubbock Central Business District TIRZ
- City of Lubbock North Overton TIRZ
- City of Wolfforth TIRZ #1
- City of Midland Downtown TIRZ #1

Simply Put - How Does a TIRZ Work?



Potential Benefits of a TIRZ

- Build needed public infrastructure
- Encourage development
- Reduces cost of private development
- Achieving portions of the comprehensive plans and goals
- Promote infill and redevelopment of vacant/underutilized parcels.
- Promote appropriate mix of land uses
- Ensure transportation, utilities and public services to meet present/future needs
- Providing public facilities in an efficient and cost effective manner
- Highlight a community's image by enhancing visually a community's commercial areas and entrances
- Quality family-oriented retail, restaurant, and entertainment
- Provide ability to influence quality, timing, and type of development
- Enhance taxing unit's tax base
- Partner with private developers to construct improvements

TIRZ Process: Steps 1-4

1. Prepare a preliminary financing plan (Tax Code, Section 311.003(b))
2. Publish the hearing notice (Tax Code, Sections 311.003(c), (d) and (e))
3. Hold a public hearing (Tax Code, Section 311.011(e))
4. Designate a reinvestment zone and file report (Tax Code, Sections 311.011 and 311.004)



TIRZ Process: Steps 5-8

5. Appoint a board to prepare a project plan and finance plan (Tax Code Sections 311.008(b1) and 311.011 Sections (a)-(d))
6. Contribution to the TIF fund by other taxing units (Tax Code, Section 311.013)
7. Implement tax increment financing (Tax Code, Section 311.010(a))
8. Submit an annual report (Tax Code, Section 311.016(a)-(b))



Criteria to Create a Reinvestment Zone

- Tax delinquency exceeding the fair value of the land;
- Deteriorated structures;
- Inadequate sidewalks or streets;
- Poor platting;
- Unsanitary or unsafe conditions;
- Deterioration of site;
- Defective or unusual conditions;
- Conditions that endanger life or property by fire or other disaster; or

[Tax Code, Section 311.005](#)



Continued - Criteria to Create a Reinvestment Zone



- Any combination of these factors:
 - Federally assisted new community;
 - Located in a home-rule city;
 - Impaired growth; and
 - Sign relocation.

Composition of Board Directors



- 5-15 members
- 1 per “participating” taxing unit
- Lead Taxing Unit Appointments
- Other Participating Units
- Combined Total
- 2 Year Terms
- Staggered Terms
- Chairman
- Vice Chairman

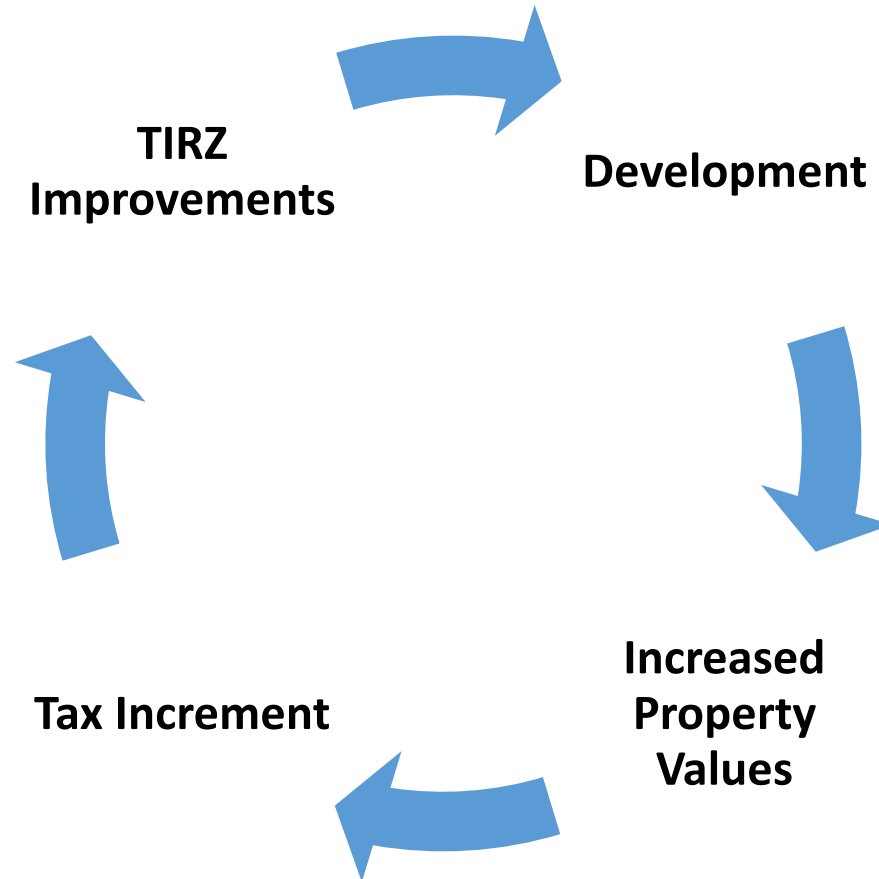
Tax Code, Section 311.009(a) and (e)-(f)

TIRZ Financing

- Municipality issues tax increment bonds
- Municipality creates a Local Government Corporation
- Tax Increments are pledged as security
- Counties may not issue Tax Increment Bonds



Public/Private Financing in a TIRZ



Horizon City's Proposed TIRZ



Potential Benefits of a TIRZ

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- ¹⁸ • Partner with private developers to construct improvements

Program of Work for Proposed TIRZ

- City Hall – Administrative Offices
- Municipal Court
- Transit Plaza with surface parking and pedestrian amenities – Phase 1A
- Transit Plaza and parking garage – Phase 1B
- Open space
- Stormwater harvesting facilities
- Drainage Facilities – Underwater Storm System, Ponding areas as necessary
- Street Construction – to include pedestrian amenities for mixed use land use
- Water and Wastewater infrastructure to meet projected demands in Phase 1 of TOD

Transit Oriented/Supported Development



- COMMERCIAL
- SINGLE FAMILY (TOWN HOUSES)
- SINGLE FAMILY (DETACHED)
- MIXED USE
- COMMERCIAL LOTS
- APARTMENTS
- INSTITUTIONAL



MASTER PLAN

Transit Oriented/Supported Development



Transit Oriented/Supported Development



From

**Shaping our Horizon:
2030 A**

**Comprehensive and
Strategic Plan**

Adopted by Horizon City
Council on February 11,
2020

Transit Oriented/Supported Development



From

Shaping our Horizon: 2030 A Comprehensive and Strategic Plan

Adopted by Horizon City Council on February 11, 2020

Work Underway

- Presentation to County Commissioners Court – May 18, 2020
- Coordination with Horizon City's Financial Advisor
- Architect & Engineering Selection Process underway for estimating and preliminary programming
- Presentation to HRMUD Board scheduled for June 16, 2020

Next Steps

- Estimate costs for proposed improvements
- Submit transportation elements of scope of work to MPO
- Determine financial feasibility of proposed improvements and TIRZ
- Coordinate with partner jurisdictions
 - County of El Paso
 - Horizon Regional Municipal Utility District
- Create TIRZ capturing 2020 as the base year
- Establish TIRZ Board
- Develop TIRZ Program of Work
- Pursue funding opportunities from state and federal agencies



Town of Horizon City Proposed TIRZ

Economic Development Corporation
Board Meeting
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