



TIRZ BOARD 1 AND 2 REGULAR MEETING

CITY OF BAY CITY

Thursday, May 12, 2022 at 4:30 PM
BOARD ROOM | 1112 7th Street

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

AGENDA

CALL TO ORDER & CERTIFICATION OF QUORUM

APPROVAL OF AGENDA

PUBLIC COMMENTS

APPROVAL OF MINUTES SUMMARY

- 1. TIRZ Board 1 & 2 Meeting minutes of March 8, 2022**

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- 2. Discuss, consider and/or approve the Tax Increment Fund for TIRZ #1 and TIRZ #2 financial report for month ending April 30, 2022.** Scotty Jones, Director of Finance
- 3. Presentation of TIRZ #1 green space plans along Cottonwood Creek ~ Tim May, EHRA**

ITEMS / COMMENTS FROM BOARD MEMBERS

ADJOURNMENT

CERTIFICATION OF NOTICE

This is to certify that the above notice of a TIRZ #1 & #2 Board Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Monday, May 9, 2022 before 4:30 p.m.** Any questions concerning the above items, please contact City Manager at (979) 245-2137.

AGENDA NOTICES:

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.



CALL TO ORDER & CERTIFICATION OF QUORUM

The Board Meeting for TIRZ #1 & #2 was called to order by DC Dunham, Vice Chair, at 4:30 pm.

Quorum certified.

PRESENT

DC Dunham
 Edward "Bubba" Cook
 William Cornman
 Samantha Denbow
 Craig Hlavinka
 Kent Pollard
 Jim Folse

ABSENT

Julie Estlinbaum
 Bryan Prochnow

APPROVAL OF AGENDA

Motion made by William Cornman to approve the agenda, Seconded by Kent Pollard. Voting Yea: DC Dunham, Bubba Cook, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Jim Folse. Motion carried.

APPROVAL OF MINUTES SUMMARY

Accept minute summary from the February 22, 2022 TIRZ #1 & #2 Board Meeting.

Motion made by William Cornman to approve the Minutes of February 22, 2022 with corrections to Item #4 statements by William Cornman, Seconded by Jim Folse. Voting Yea: DC Dunham, Bubba Cook, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Jim Folse. Motion carried.

PUBLIC COMMENTS

There were no public comments.

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:



1. Consider and/or recommend approval of TIRZ #1 Final Amended Project and Financing Plan (PFP)

David Pettit, DPED, reviewed the amended PFP.

Motion made by William Cornman to approve the and recommend the TIRZ #1 Final Amended Project and Financing Plan, Seconded by Craig Hlavinka. Voting Yea: DC Dunham, Bubba Cook, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Jim Folse. Motion carried.

2. Consider and/or recommend approval of TIRZ #1 Reimbursement Agreement with Sal Holdings, LLC.

Motion made by William Cornman to recommend approval of TIRZ #1 Reimbursement Agreement with Sal Holdings, LLC , Seconded by Bubba Cook. Voting Yea: Samantha Denbow, Craig Hlavinka, Kent Pollard, Jim Folse. Voting Abstaining: Dunham. Motion carried.

ITEMS / COMMENTS FROM BOARD MEMBERS

None

ADJOURNMENT

Motion made by Craig Hlavinka to adjourn, Seconded by Kent Pollard. Voting Yea: DC Dunham, Bubba Cook, William Cornman, Samantha Denbow, Craig Hlavinka, Kent Pollard, Jim Folse. Motion carried and the board adjourned at 5:23 pm.

PASSED AND APPROVED, this ____ day of _____, 2022.

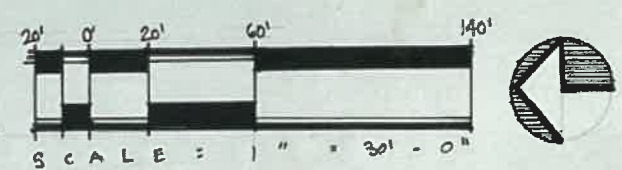
JULIE ESTLINBAUM.; BOARD CHAIRMAN
TIRZ BOARD #1 & #2

JEANNA THOMPSON
CITY SECRETARY

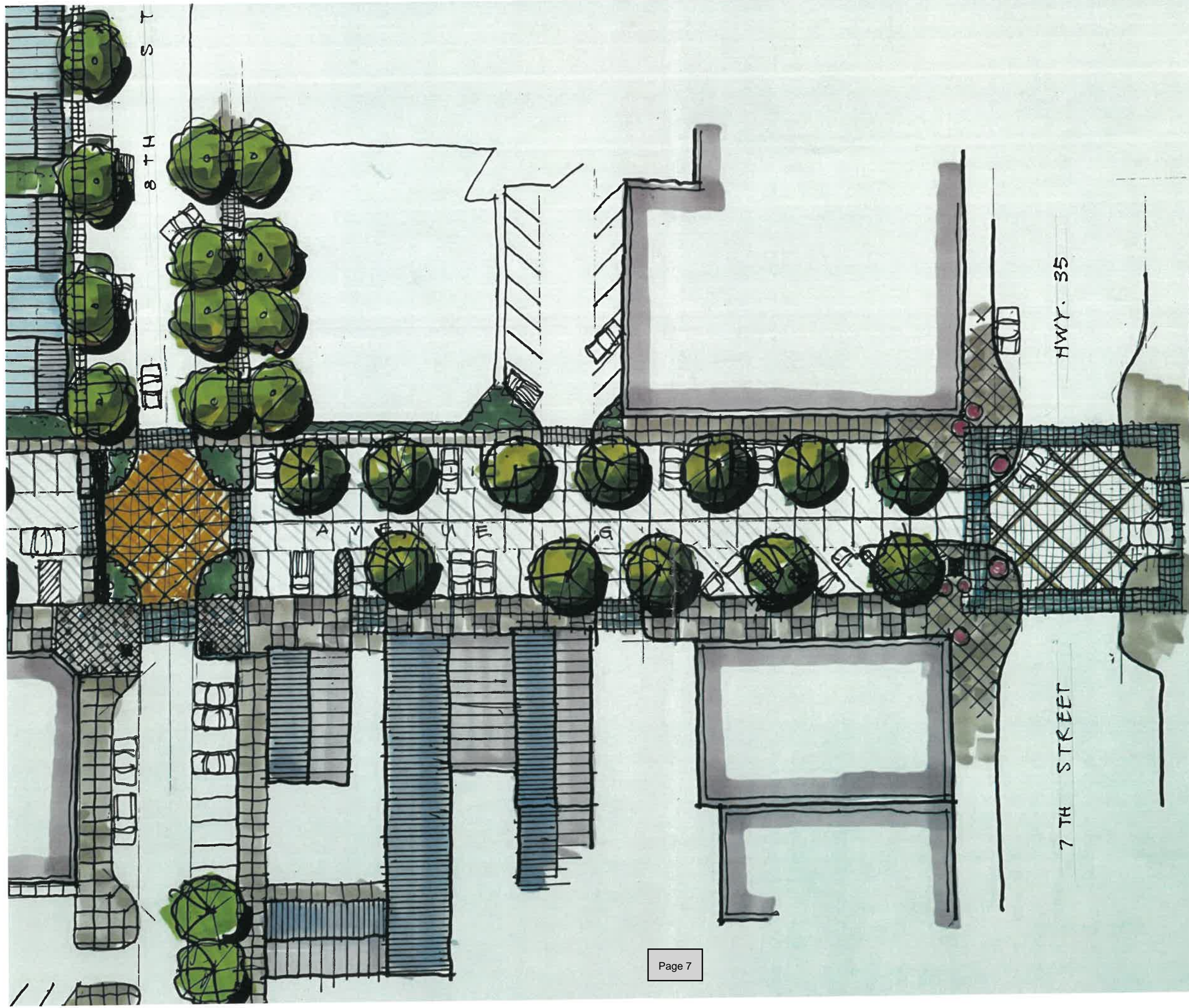
PARK AREA					
ITEM	DESCRIPTION	QTY	UNIT	TOTAL	SUBTOTAL1
1- 1	Parking / Auto Court with Special Pavement	SF 13,100	\$15.00	\$196,500	
1- 3	Flatwork	SF 9,000	\$7.50	\$67,500	
1- 4	Seatwall	LF 134	\$125	\$16,750	
1- 5	Concrete Trail / Sidewalk	SF 10,000	\$5	\$50,000	
1- 6	Sculpture Exhibit Plaza with Amenities	LS 1	\$60,000	\$60,000	
1- 7	Stage with Amenities	LS 1	\$15,000	\$15,000	
1- 8	Shade Structure	EA 1	\$250,000	\$250,000	
1- 9	Furnishings	LS 1	\$35,000	\$35,000	
1- 10	Lighting	LS 1	\$100,000	\$100,000	
1- 11	Landscape and Irrigation	LS 1	\$50,000	\$50,000	\$840,750
				ESTIMATED SUBTOTAL	\$840,750
				Contingency 20%	\$168,150
PARK				ESTIMATED TOTAL	\$1,008,900

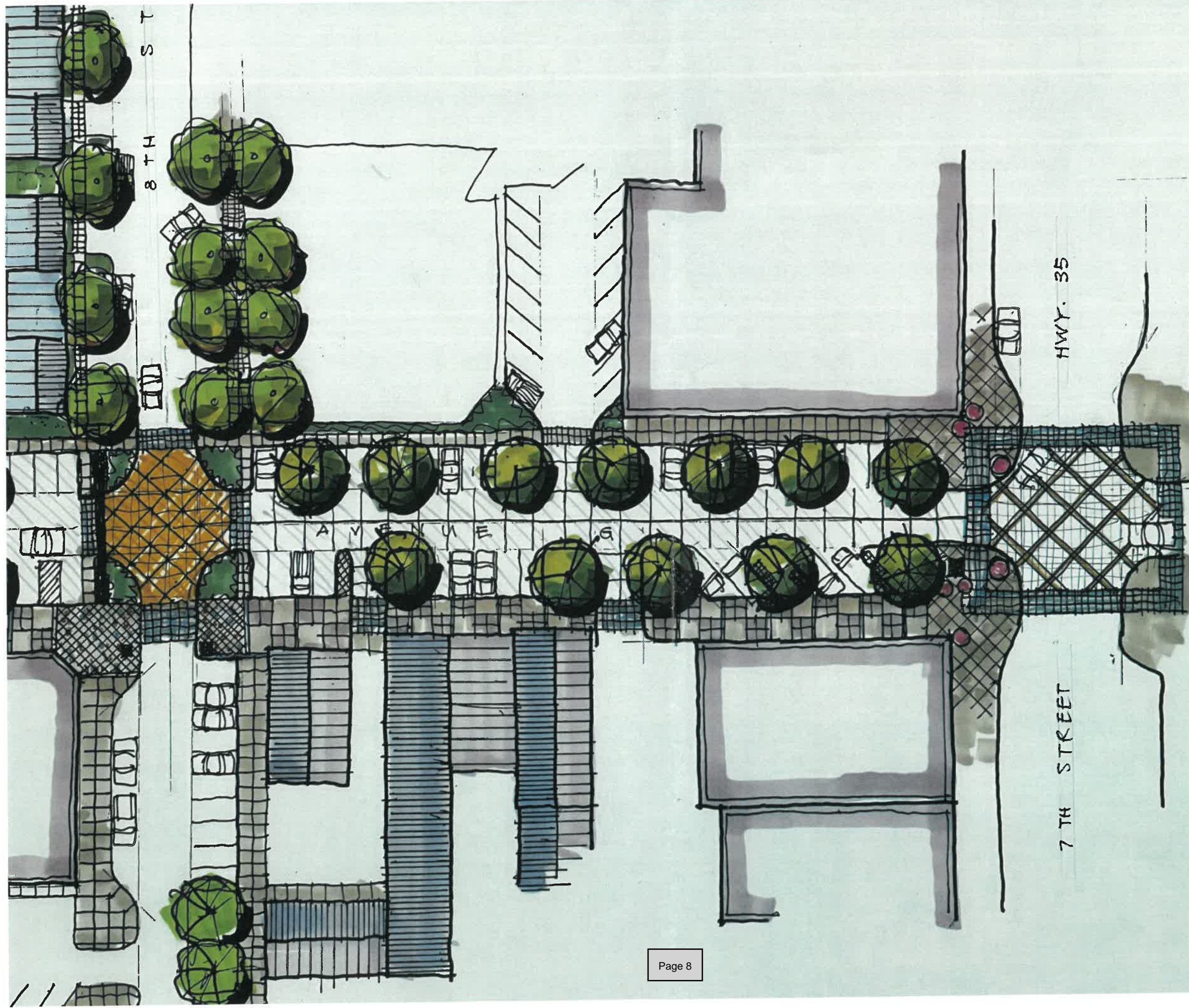
STREETSCAPE					
ITEM	DESCRIPTION	QTY	UNIT	TOTAL	CATEGORY TOTAL
2- 1	Site Prep and Demoliton	LS 1	\$75,000	\$75,000	
2- 2	Parking	SF 13,700	\$7.50	\$102,750	
2- 3	Special Pavement	SF 5,700	\$15	\$85,500	
2- 4	Flatwork	SF 3,250	\$7.50	\$24,375	
2- 5	Trees	EA 27	\$600	\$16,200	
2- 6	Street Lights	LS 1	\$80,000	\$80,000	
2- 7	Entry, Monumentation & Wayfinding	LS 1	\$250,000	\$250,000	
2- 8	Furnishings	LS 1	\$35,000	\$35,000	
2- 9	Irrigation	LS 1	\$75,000	\$75,000	\$743,825
				ESTIMATED SUBTOTAL	\$743,825
				Contingency 20%	\$148,765
STREETSCAPE				ESTIMATED TOTAL	\$892,590

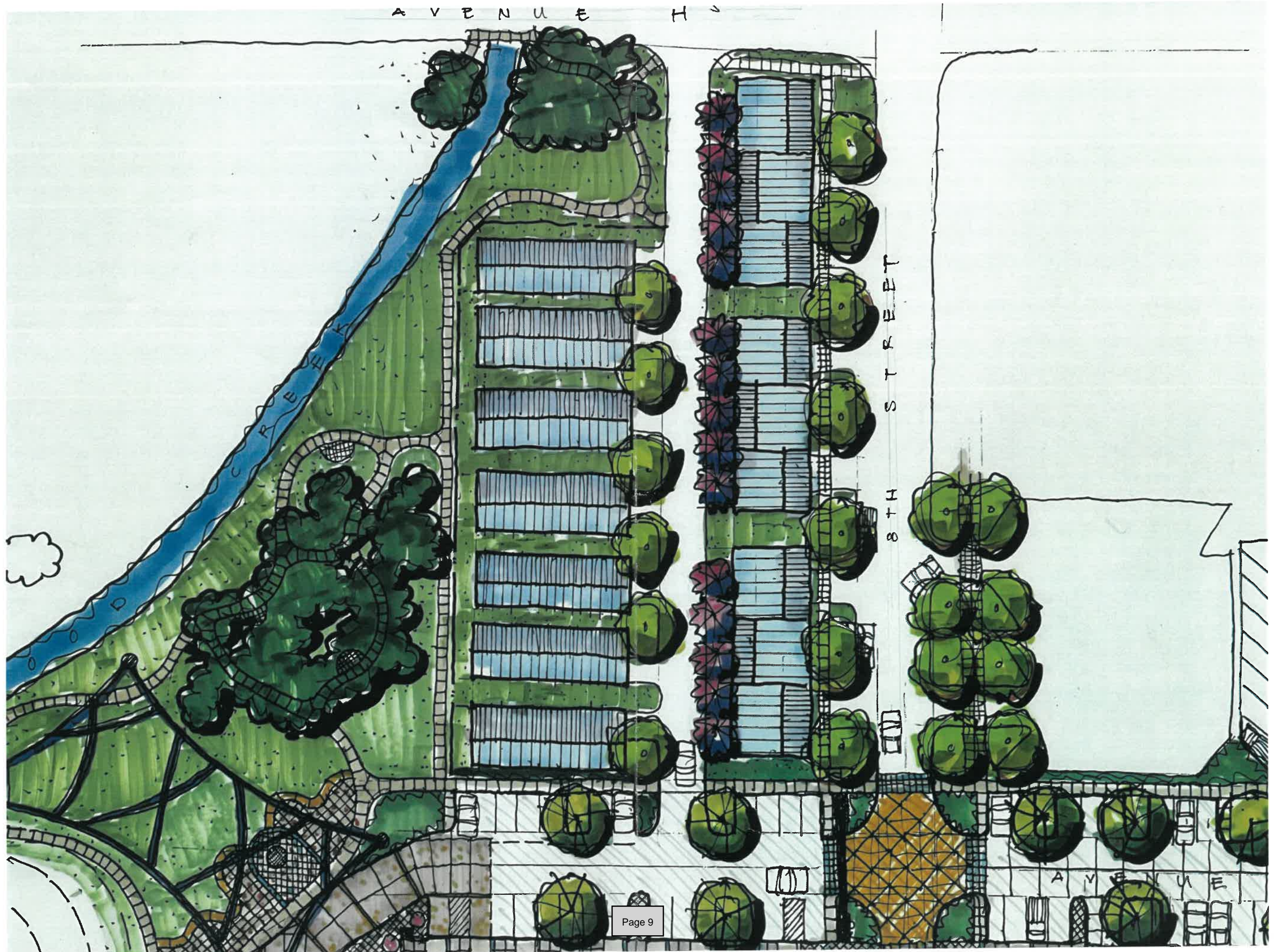
				ESTIMATED SUBTOTAL	\$1,584,575
				Contingency 20%	\$316,915
PROJECT TOTAL				ESTIMATED TOTAL	\$1,901,490



COTTONWOOD CREEK PARK
 BAY CITY, TEXAS







The logo features the letters 'EHRA' in a bold, white, sans-serif font. The letters are centered within a large red circle that is partially cut off at the top and bottom. The background is a dark grey-blue with a pattern of overlapping white circles and dashed lines, resembling a molecular or network structure.

EHRA

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SINCE 1936

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We have several practice areas to meet client needs. These include public infrastructure, transportation, hydraulics and hydrology, land planning, land development, land surveying, construction phase services, and landscape architecture. All of these practice areas work together to serve city, county, state, and other governmental agencies along with single-family, retail and commercial development.



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Cottonwood Creek Park

Park & Streetscape

ITEM #3.

Bay City, Texas



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7TH STREET

HWY. 35

Cottonwood Creek Park

Park & Streetscape

ITEM #3.

Bay City, Texas

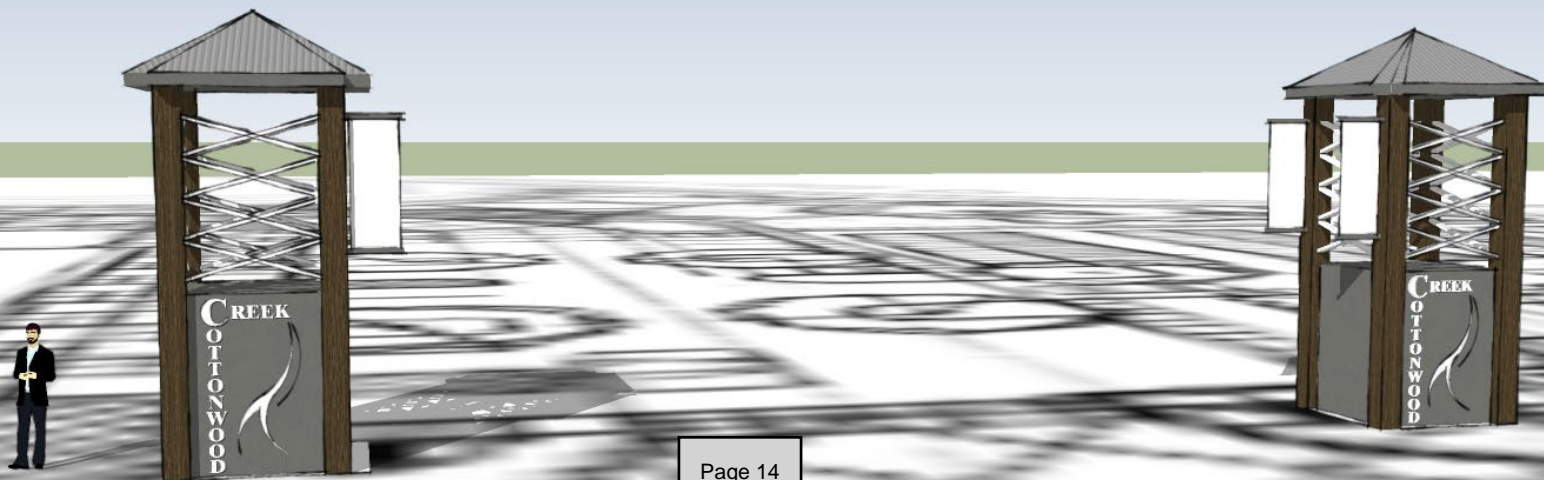


Cottonwood Creek Park

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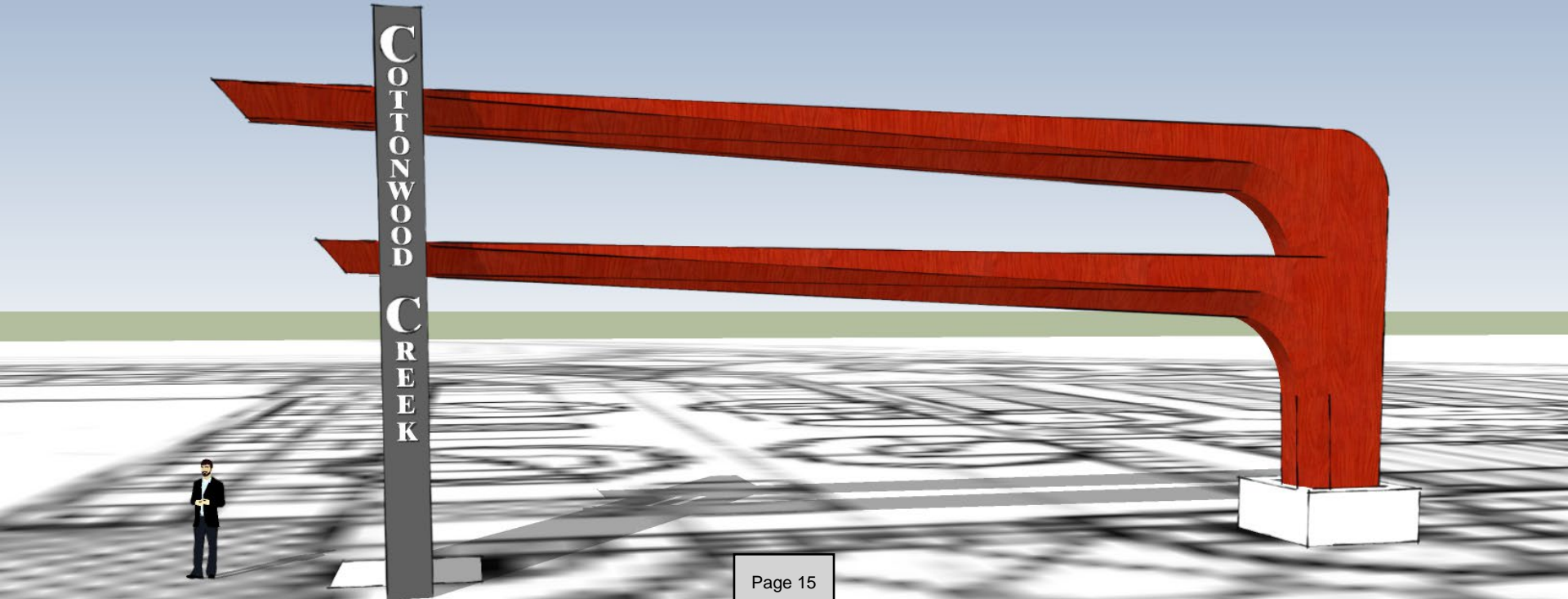
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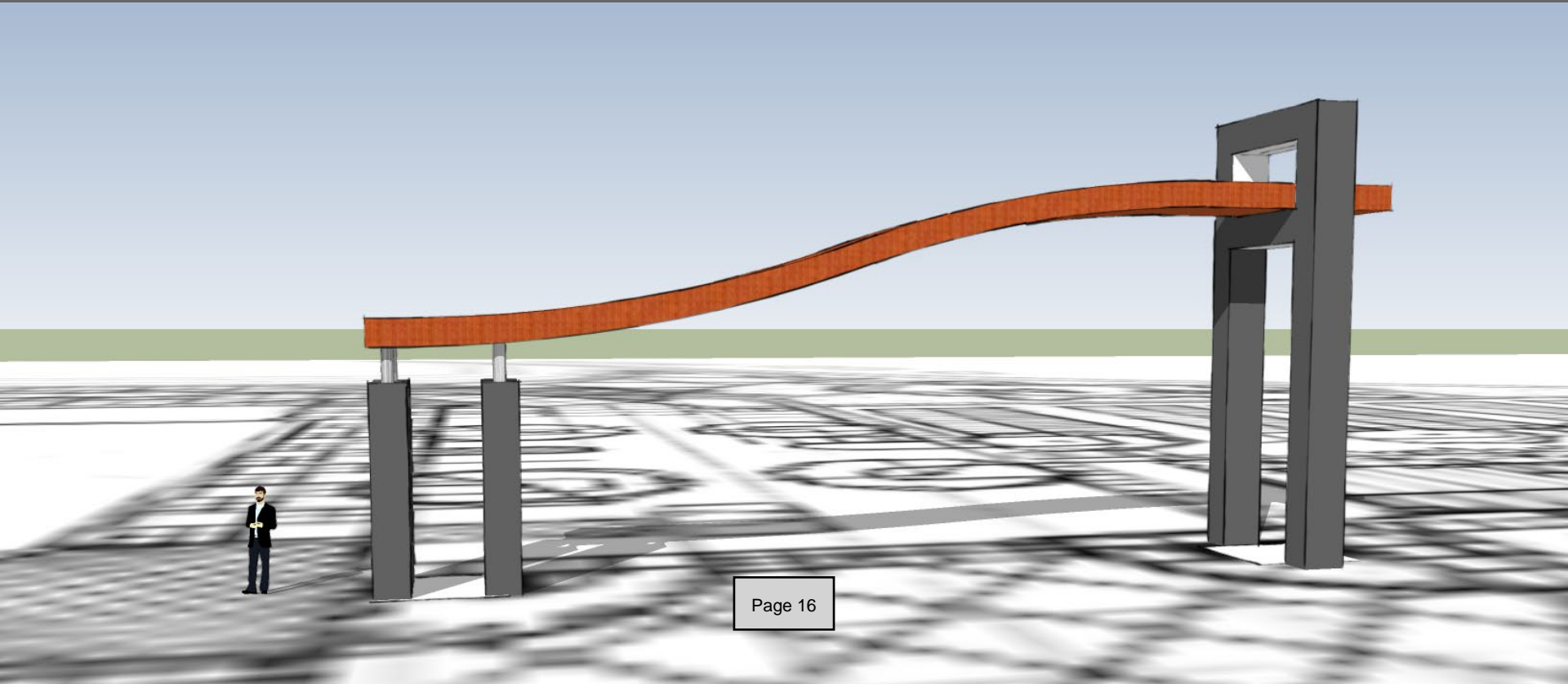


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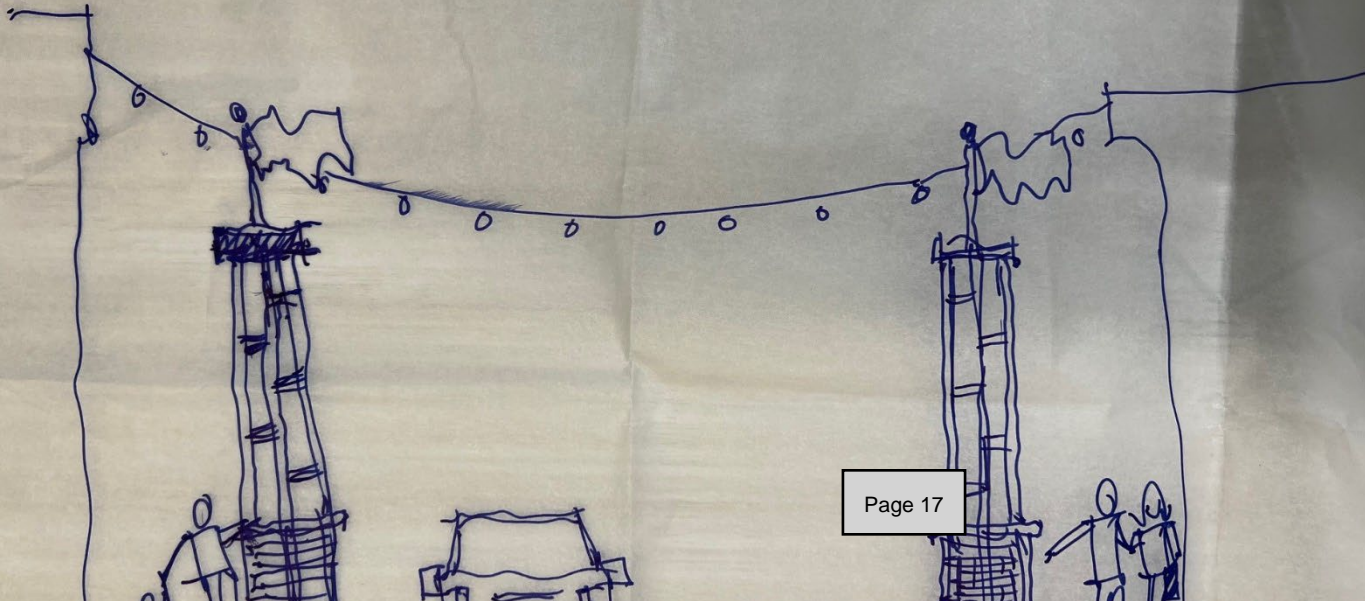
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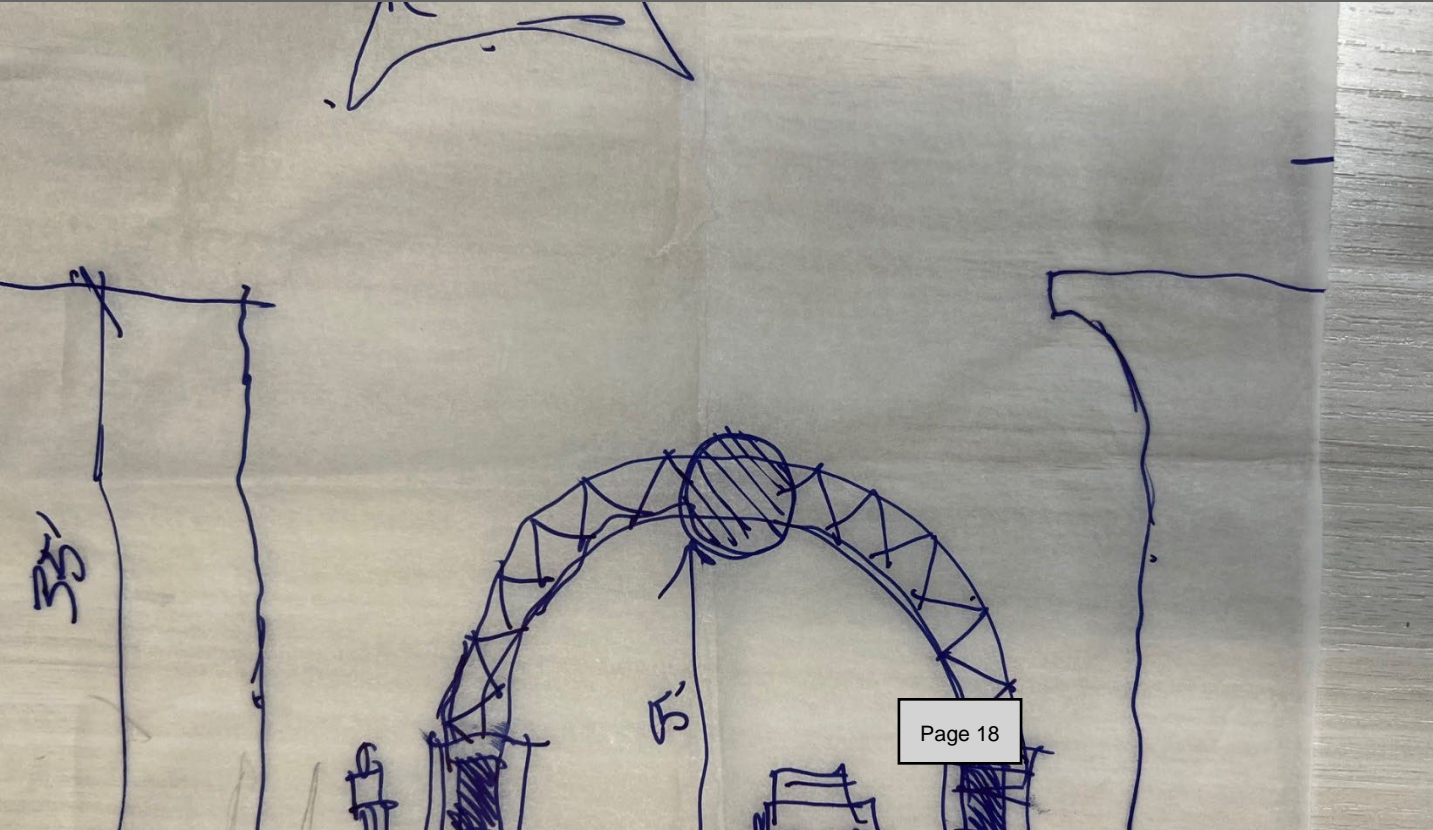
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