

THE LEVELLAND CITY COUNCIL MET IN SPECIAL SESSION IN A JOINT MEETING WITH THE TAX INCREMENT REINVESTMENT ZONE BOARD #1 ON MONDAY, THE 8th OF FEBRUARY 2021, AT LEVELLAND CITY HALL, R. O. DENNIS COUNCIL CHAMBERS, 1709 AVENUE H, WITH THE FOLLOWING MEMBERS PRESENT:

CITY COUNCIL

Barbra Pinner	Honorable Mayor	Present
Jim Myatt	Council Member	Present
Max Ledesma	Mayor Pro-Tem	Present
Breann Buxkemper	Council Member	Absent
Joe Bill Vardeman	Council Member	Absent
Matt Wade	City Attorney	Absent
Erik Rejino	City Manager	Present
Jose Cavazos	Asst. City Manager	Absent
Andréa Corley	City Secretary	Present

TIF BOARD 1

Sham Myatt	Chairman	Present
Ty Gregory	Member	Present
Russell Vest	Member	Present
Todd Paxton	Member	Present
Judge Sharla Baldrige	Hockley County Rep	Present
Joe Bill Vardeman	City of Levelland Rep	Absent
Jason Coleman	HPWUD	Present

The Pledge was led by Mayor Barbra Pinner and the Invocation was given by Russell Vest

Statements by Citizens:

There were no statements by citizens

FIRST ITEM OF BUSINESS:

Convene into executive session in accordance with Texas Gov't Code, Section 551.087, to discuss or deliberate regarding commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay, or expand in or near the City of Levelland and with which the City Council is conducting economic development negotiations; and to deliberate the offer of a financial or other incentive to such business prospect.

Council did not convene into Executive Session

SECOND ITEM OF BUSINESS:

Convene into executive session in accordance with Texas Gov't Code, Section 551.087, to discuss or deliberate regarding commercial or financial information that the Tax Increment Reinvestment Zone Board No. 1 has received from a business prospect that the Tax Increment Reinvestment Zone Board No. 1 seeks to have locate, stay, or expand in or near the City of Levelland and with which the Tax Increment Reinvestment Zone Board No. 1 is conducting economic development negotiations; and to deliberate the offer of a financial or other incentive to such business prospect.

The TIF Board did not convene into Executive Session.

THIRD ITEM OF BUSINESS:

Consider and take necessary action on a development agreement regarding the expansion of the Holly Heights Addition Subdivision by the Tax Increment Reinvestment Zone No. 1 Board of Directors.

City staff has been in the process of working with SMMP, LLC regarding the expansion of the Holly Heights Addition Housing Subdivision. The developer has approved the proposed agreement.

The business terms are as follows:

- \$8,000 developer contribution per lot with \$6,500 up front and \$1,500 when a dwelling is built or a lot is sold.
- Developer commits to building at least five (5) residents per year.
- 30 Lots

Holly Heights Expansion - Summary of Costs	
City Streets/Utilities	\$ 931,980.00
Xcel Electric	\$ 24,200.00
Atmos Gas	\$ 52,000.00
Total:	\$ 1,008,180.00
Number of Lots	30
Per Lot Cost	\$ 33,606.00

Proposed City Contribution	\$ 768,180
Proposed Developer Per Lot Contribution Upon Sale (\$8000)	\$ 240,000.00

TIF #1 Fund Balance Ending 09/30/2020	\$ 753,799
Estimated TIF Revenue FY 2020-2021	\$ 128,240
TIF #1 Estimated Fund Balance Ending 09/30/2021	\$ 882,039

Holly Heights II Projections (5/yr)

Year of Tax Value	Value in TIF #1	Revenue Generated in TIF	Homes Developed
	\$ -	\$ -	0
	\$ -	\$ -	0
2021		\$ -	5
2022	\$ 1,000,000.00	\$ -	5
2023	\$ 2,000,000.00	\$ 11,967.50	5
2024	\$ 3,000,000.00	\$ 23,935.00	5
2025	\$ 4,000,000.00	\$ 35,902.50	5
2026	\$ 5,000,000.00	\$ 47,870.00	5
2027	\$ 6,000,000.00	\$ 59,837.50	0
2028	\$ 6,000,000.00	\$ 71,805.00	0
2029	\$ 6,000,000.00	\$ 71,805.00	0
2030	\$ 6,000,000.00	\$ 71,805.00	0
2031	\$ 6,000,000.00	\$ 71,805.00	0
Total		\$ 466,732.50	30

Total TIF Projections w/Holly Heights II (5/yr)

Year of Tax Value	Value in TIF #1	Revenue Generated in TIF	Homes Developed
	\$ -	\$ -	0
	\$ -	\$ -	0
2021		\$ -	5
2022	\$ 1,000,000.00	\$ 131,967.50	5
2023	\$ 2,000,000.00	\$ 143,935.00	5
2024	\$ 3,000,000.00	\$ 155,902.50	5
2025	\$ 4,000,000.00	\$ 167,870.00	5
2026	\$ 5,000,000.00	\$ 179,837.50	5
2027	\$ 6,000,000.00	\$ 191,805.00	0
2028	\$ 6,000,000.00	\$ 191,805.00	0
2029	\$ 6,000,000.00	\$ 191,805.00	0
2030	\$ 6,000,000.00	\$ 191,805.00	0
2031	\$ 6,000,000.00	\$ 191,805.00	0
Total		\$ 1,738,537.50	30

Motion by Ty Gregory

Seconded by Todd Paxton

To recommend to the Levelland City Council to enter into a Development Agreement with SMMP, LLC regarding the expansion of the Holly Heights Addition Housing Subdivision

Motion carried unanimously.

FOURTH ITEM OF BUSINESS:

Consider and take necessary action on a development agreement regarding the expansion of the Holly Heights Addition Subdivision by the Levelland City Council.

Motion by Jim Myatt

Seconded by Max Ledesma

To accept the recommendation of TIF Board #1 to enter into a Development Agreement with SMMP, LLC regarding the expansion of the Holly Heights Addition Housing Subdivision

Motion carried unanimously

There being no further business the meeting was adjourned.

Respectfully Submitted,

Andréa Corley, City Secretary