

**Lewisville Tax Increment Reinvestment Zone, Number One  
Minutes  
May 7, 2009**

**1. Call To Order And Announce That A Quorum Present.**

The Lewisville Tax Increment Reinvestment Zone, Number One meeting was called to order by Steve Kuzmich at 4:07 PM with the following members present:

Amanda Ferguson  
Steve Kuzmich

Kellie Stokes  
Scott Strange

Absent: Karen Boenker, Aaron McWhorter and Doug Welch.

Staff members Nika Reinecke, Gina Thompson, and Sarah McLain were present.

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**2. Introduce New Board Members Amanda Ferguson, Steve Kuzmich and Aaron McWhorter.**

Staff welcomed the newest members of the Board: Amanda Ferguson, Steve Kuzmich, and Aaron McWhorter (not present).

**3. Approve the Minutes from June 20, 2008.**

The Board discussed whether the minutes should be approved since there were not enough members from the June 20, 2008 meeting present to confirm the accuracy of the minutes. The Board agreed to table the minutes until the next regular session.

Steve Kuzmich moved and Kellie Stokes seconded that Minutes from June 20, 2008 be tabled until the next regular session. The motion passed 4-0.

**4. Appoint a Chairperson and Vice Chairperson.**

Staff explained that Larry Smith, the former Chairperson, had reached his term limit on the TIRZ Board and therefore a new Chairperson would need to be appointed. In addition, staff recommended appointing a Vice Chairperson to serve in case of the absence of the Chairperson. The Board briefly discussed who would like to serve as Chairperson and Vice Chairperson. There was no further discussion on this item.

Scott Strange moved and Amanda Ferguson seconded that Kellie Stokes be appointed Chairperson and Steve Kuzmich be appointed Vice Chairperson. The motion passed 4-0.

**5. Presentation of Roles and Responsibilities of the Board.**

Nika Reinecke reviewed the roles and responsibilities of the Board. Ms. Reinecke explained that the Board meets on an as needed basis as projects arise for the

consideration of the Board. Ms. Reinecke stated that currently the majority of the TIRZ funds are used for the payment of the bond for the Center for the Creative Arts. However, as the TIRZ funds grow, Ms. Reinecke explained that the Board might consider additional projects such as public infrastructure assistance to support large mixed use developments. The Board asked whether their role was primarily reactive to the proposals for projects from City staff or whether their role was also proactive to suggest and propose projects for the Zone. Ms. Reinecke answered that the role of the Board can be proactive or reactive. There was no further discussion on this item.

**6. Consideration of Tax Increment Reinvestment Zone, Number One Annual Report.**

Staff reviewed the report for the Board and answered questions from the Board. The current and future projects for the Zone that would increase property value in the Zone were discussed. Staff presented the revenue to date of the Zone from both the City and County participation in the Zone. Staff reviewed the expenditure of the Zone for the prior fiscal year explaining that the majority of the expenditure was for debt payment for the Center for the Creative Arts. The revenue projections for the Zone were discussed. Staff explained that these projections are based on a conservative estimate of an annual 3% increase in property value and assuming no value added to the Zone. The Board reviewed the participation levels of the City and the County in Zone through the duration of the Zone. The Board felt that the report was complete and finding no corrections to be made, the Board concluded the discussion on this item.

Steve Kuzmich moved and Scott Strange seconded that the Annual Report for Tax Increment Reinvestment Zone, Number One be approved. The motion passed 4-0.

**7. Consideration of Annual Budget for Tax Increment Reinvestment Zone, Number One.**

Staff reviewed the budget for the Board stating that the budget numbers are preliminary at this time. Staff explained that the majority of the expenses in the budget are toward the bond payment for the Center for the Creative Arts. Gina Thompson explained that the budget numbers are preliminary and will need to be adjusted as the new fiscal year approaches. There was no further discussion on this item.

Amanda Ferguson moved and Scott Strange seconded that the 2009-2010 Annual Budget for the Tax Increment Reinvestment Zone, Number One be approved. The motion passed 4-0.

**8. Adjournment.**

Amanda Ferguson moved and Scott Strange seconded that the meeting be adjourned. The motion passed 4-0.

The Lewisville Tax Increment Reinvestment Zone, Number One approved these minutes on DATE.

Respectfully submitted,

Approved,

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Sarah McLain  
Economic Development Specialist

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Kellie Stokes  
Chairperson