



**HORIZON CITY**

Incorporated 1988

**AGENDA  
PUBLIC MEETING  
TIRZ NO. 1 REGULAR BOARD OF DIRECTORS MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, September 12, 2023, 6:00 PM**

Notice is hereby given that a TIRZ No. 1 Regular Board of Directors Meeting of the Town of Horizon City, Texas will be held on **Tuesday, September 12, 2023 at 6:00 PM** at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

- 1. **Call to order; Pledge of Allegiance; Establishment of Quorum**
- 2. **Open Forum:**

**CONSENT AGENDA**

*All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the TIRZ No. 1 Board of Directors requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the Board's vote to adopt the CONSENT AGENDA.*

- 3. **Approval of Minutes from:** **3**  
Chairman/Board Secretary  
12/13/22 Regular TIRZ Board of Directors Meeting.

- 4. **Approval of Consent Agenda Items:**  
**REGULAR AGENDA**

- 5. **Discussion and Action:** **5**  
Mayor/CIP Manager  
Regarding a Resolution reaffirming the TIRZ No. 1 Project and Financing Plan to include the Horizon Manor Project.

- 6. **Executive Session**  
The TIRZ No. 1 Board of Directors of the Town of Horizon City reserve the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

Adjournment:

Motion to Adjournment: \_\_\_\_\_ 2nd \_\_\_\_\_

Dated this Friday, 9/8/2023

By: \_\_\_\_\_

Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the TIRZ No. 1 Regular 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, 9/8/2023 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 City Clerk at (915) 852-1046.

**MINUTES  
AGENDA  
PUBLIC MEETING  
TIRZ NO. 1 REGULAR BOARD OF DIRECTORS MEETING  
THE TOWN OF HORIZON CITY, TEXAS  
Tuesday, December 13, 2022, 6:00 PM**

Notice is hereby given that a TIRZ No. 1 Regular Board of Directors Meeting of the Town of Horizon City, Texas was held on **Tuesday, December 13, 2022 at 6:00 PM**, at City Council Chambers Room, 15001 Darrington Road, Horizon City, TX 79928, at which time the following was discussed and considered:

**1. Call to order; Pledge of Allegiance; Establishment of Quorum**

Meeting called to order at 6:00 pm. Board Members, Andy Renteria, Scott Quiroz and Ricardo Samaniego were absent. Quorum Established.

**2. Open Forum:**

No one signed up to speak.

**CONSENT AGENDA**

*All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the TIRZ No. 1 Board of Directors requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the Board's vote to adopt the CONSENT AGENDA.*

**3. Approval of Minutes from:**

Mayor/City Clerk  
10/11/22 Regular TIRZ #1 Board of Directors Meeting

**4. Request to Excuse Absent TIRZ Board Members:**

**5. Approval of Consent Agenda Items:**

A motion was made by Board Member Corral and seconded by Board Member Miller to approve the Consent Agenda and excuse absent Board Members, Quiroz, Renteria and Samaniego. The Board Secretary polled the Board: MILLER – Aye; QUIROZ – Absent; ORTEGA – Aye; RENTERIA – Absent; DURAN – Aye; PADILLA – Aye; CORRAL – Aye; HOLGUIN – Aye; GONZALEZ – Aye; SAMANIEGO - Absent. Motion passed.

**REGULAR AGENDA**

**6. Discussion and Action:**

Mayor/EDC Executive Director  
Regarding amendment to Town of Horizon City Tax Increment Reinvestment Zone One Preliminary Project and Financing Plan (TIRZ #1 Plan) to add: 1560 Pawling Redevelopment to the list of approved projects.

EDC Executive Director, Eddie Garcia spoke regarding this item.

A motion was made by Board Member Miller and seconded by Board Member Holguin to approve the amendment to Town of Horizon City Tax Increment Reinvestment Zone One Preliminary Project and Financing Plan (TIRZ #1 Plan) to add: 1560 Pawling Redevelopment to the list of approved projects. The Board Secretary polled the Board: MILLER – Aye; QUIROZ – Absent; ORTEGA – Aye; RENTERIA – Absent; DURAN – Aye; PADILLA – Aye; CORRAL – Aye; HOLGUIN – Aye; GONZALEZ – Aye; SAMANIEGO - Absent. Motion passed.

7. **Executive Session**

The TIRZ No. 1 Board of Directors of the Town of Horizon City reserve the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

**ADJOURNMENT**

A motion was made by Board Member Corral and seconded by Board Member Duran to adjourn at 6:11 PM.

Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Attest:**

\_\_\_\_\_  
Elvia Schuller, City Clerk

\_\_\_\_\_  
Ruben Mendoza, Mayor



**Tax Increment Reinvestment Zone #1  
Board of Directors**

**MEMORANDUM**

**Date:** September 8, 2023  
**To:** Honorable TIRZ Board of Directors  
**From:** Teresa Quezada, CIP Manager  
**SUBJECT:** Regarding a Resolution reaffirming the TIRZ No. 1 Project and Financing Plan the Horizon Manor Project

*Teresa Quezada*  
9/8/23

This resolution achieves two actions:

1. The name of the Preliminary Project and Finance Plan changes to remove the word "Preliminary".
2. The Board affirms the approval of the Plan as amended to include the Horizon Manor Project.

The Horizon Manor project was presented to the Board at its December 13, 2022, meeting; at the time, it was referred to as 1560 Pawling Redevelopment. The Horizon EDC has been working with the developer to redevelop the former FAA property and enhance the TIRZ.

The Horizon Manor Project includes the development of two to four office condos and an office warehouse building with a minimum area of 20,000 sq. ft. Further, the developer will agree to invest approximately \$3.1 million to develop the property; purchase the property at \$3 per square foot for a total amount of approximately \$296,115.00; and will provide site plans for the façade, architectural design and landscaping plan to the City for approval.

The Horizon EDC will have the option to purchase one of the office condos and will offer incentives to the developer to demolish and prepare the site (\$30,888) and approximately \$116,000 in incentives for façade, architectural design and landscaping.

**RESOLUTION**

**HORIZON CITY TIRZ NO. 1 BOARD OF DIRECTORS**

**WHEREAS**, the Board of Directors for Horizon City TIRZ No.1 (the “Board”) previously approved the Preliminary Project and Finance Plan at the time TIRZ No.1 (“District”) was established;

**WHEREAS**, the Board has recommended to the Town of Horizon City Council that the Preliminary Project and Finance Plan be amended to add the Horizon Manor Project:

**WHEREAS**, the City Council adopted Ordinance No. \_\_\_\_ on September 12, 2023, for the purpose of amending the Preliminary Project and Finance Plan to add the Horizon Manor Project;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. The Preliminary Project and Finance Plan shall hereafter be referred to as the Horizon City Tax Increment and Refinance Zone Number 1 Project and Finance Plan (the “Plan”).
2. The Board hereby affirms the approval of the Plan as amended by Ordinance No. \_\_\_\_ to add the Horizon Manor Project.

Passed and approved on the 12th day of September 2023.

**Horizon City TIRZ No. Board of Directors**

By: \_\_\_\_\_  
**Andres Rentería, Chairperson**

**ATTEST:**

By: \_\_\_\_\_  
**Elvia Schuller, TRMC**

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
**Sylvia Borunda Firth**