



## Meeting Minutes

### Reinvestment Zone No. 3 - Downtown

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Tuesday, July 22, 2025

9:30 AM

Council Chambers

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**A. Chairman Everett Roy to call the meeting to order.**

Chairman Roy called the meeting to order at 9:30 a.m.

**B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.**

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Paxson arrived at 10:06 a.m.

**Present** 9 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Rudy Garza, Board Member Mark Scott, Board Member Kaylynn Paxson, Board Member Gil Hernandez, Board Member Roland Barrera, Chair Everett Roy, and Board Member Mike Pusley

**Absent** 3 - Board Member Eric Cantu, Vice Chair Carolyn Vaughn, and Board Member Paulette Guajardo

**C. PUBLIC COMMENT:**

Chairman Roy referred to Public Comment. There were no comments from the public.

**D. MINUTES:**

**1. 25-1107** Approval of the June 17, 2025 Reinvestment Zone No. 3 Regular Meeting Minutes

Board Member Barrera moved to approve the minutes, seconded by Board Member Campos and passed unanimously.

**Aye:** 8 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Rudy Garza, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Everett Roy, and Board Member Mike Pusley

**Absent:** 4 - Board Member Eric Cantu, Board Member Carolyn Vaughn, Board Member Kaylynn Paxson, and Board Member Paulette Guajardo

**Abstained:** 0

**E. FINANCIAL REPORT:**

**2. [25-1132](#)** TIRZ #3 Financial Reports as of May 31, 2025

Director of Finance Sergio Villasana presented information on the following topics: Reinvestment Zone #3-funding; statement of revenues, expenditures and changes in fund balance as of May 31, 2025; 5 year forecast of funds available for commitments (excludes project specific development program); project specific development commitments as of May 31, 2025; targeted vacant property improvement commitments as of May 31, 2025; commercial finish out commitments as of May 31, 2025; downtown living initiative commitments as of May 31, 2025; streetscape and safety improvement program commitments as of May 31, 2025; rooftop activation program commitments as of May 31, 2025; and administration services and other expenditures as of May 31, 2025.

**F. EXECUTIVE SESSION ITEMS: (NONE)**

**G. AGENDA ITEMS:**

3. [25-1057](#) Motion to approve a Downtown Development Agreement with DGHG Properties, LLC for improvements to the property located at 419 Starr Street for a total incentive amount not to exceed \$118,649, effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program and to be paid out in FY 2025 - 2026.

Executive Director of Downtown Management District (DMD) Arlene Medrano presented information on the following topics: project site; current condition (exterior); current condition (exterior aerial view); project concept (interior); project concept (exterior); and recommendation.

Board Member Pusley moved to approve the motion, seconded by Board Member Barrera. This Motion was passed and approved with the following vote:

**Aye:** 8 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Rudy Garza, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Everett Roy, and Board Member Mike Pusley

**Absent:** 4 - Board Member Eric Cantu, Board Member Carolyn Vaughn, Board Member Kaylynn Paxson, and Board Member Paulette Guajardo

**Abstained:** 0

4. [25-1060](#) Motion to approve a Downtown Development Agreement with Water Street Market, LLC for improvements to the property located at 306 N Chaparral Street for a total incentive amount not to exceed \$129,590, effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program to be paid out in FY 2026.

Executive Director of Downtown Management District (DMD) Arlene Medrano presented information on the following topics: project site; current condition; project

concept; and recommendation.

Board Member Barrera moved to approve the motion, seconded by Board Member Scott. This Motion was passed and approved with the following vote:

**Aye:** 8 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Rudy Garza, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Everett Roy, and Board Member Mike Pusley

**Absent:** 4 - Board Member Eric Cantu, Board Member Carolyn Vaughn, Board Member Kaylynn Paxson, and Board Member Paulette Guajardo

**Abstained:** 0

5. [25-1168](#) Resolution approving the FY 2025-2026 Tax Increment Reinvestment Zone Number Three Operating Budget

Director of Economic Development Arturo Marquez presented information on the following topics: budget overview; budgeted revenues; proposed expenses; changes from previous meeting; program budget; DMD management contract; DMD FY 2025-2026 new project requests; DMD FY 2025-2026 new project requested; additional funding components; FY 2025 downtown off-duty police patrol; and CCDMD city levy match.

Board Member Barrera moved to amend the resolution to approve the budget and remove Starr Street, seconded by Board Member Pusley and approved with the following vote: Board Members Barrera, Campos, Paxson, Roy, and Scott voting, "yes," Board Members Garza and Hernandez voting, "no," and Board Members Cantu, Guajardo, and Vaughn, absent.

Board Member Barrera moved to approve the resolution as amended, seconded by Board Member Sedwick. This Resolution was passed as amended and approved with the following vote:

**Aye:** 7 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Mark Scott, Board Member Kaylynn Paxson, Board Member Gil Hernandez, Board Member Roland Barrera, and Board Member Everett Roy

**Nay:** 2 - Board Member Rudy Garza, and Board Member Mike Pusley

**Absent:** 3 - Board Member Eric Cantu, Board Member Carolyn Vaughn, and Board Member Paulette Guajardo

**Abstained:** 0

H. **PRESENTATION ITEMS:**

6. [25-1061](#) DMD Updates

Executive Director of Downtown Management District (DMD) Arlene Medrano presented information on the following topics: Placemaking - Agnes/South Chaparral reimagined; PD HQ lighting project; La Retama lighting improvements; downtown

lighting improvements; New Harbor Bridge routes; Wayfinding; curb maintenance and metered parking; Economic Development - DMD Board of Directors-resolution of support of TIRZ #3 renewal; Costa Sur Real Estate (Landlord)-update; TIRZ #3 projects; Downtown Development Summit; and Promotions - Christmas in July.

**I. ADJOURNMENT**

There being no further business, Chairman Roy adjourned the meeting at 10:55 a.m.