



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, June 17, 2025

9:30 AM

Council Chambers

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

Chairman Roy called the meeting to order at 9:33 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 Campos arrived at 9:37 a.m. and Board Member Paxson arrived at 9:48 a.m.

Present 11 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Rudy Garza, Board Member Mark Scott, Vice Chair Carolyn Vaughn, Board Member Kaylynn Paxson, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Chair Everett Roy, and Board Member Mike Pusley

Absent 1 - Board Member Eric Cantu

C. PUBLIC COMMENT:

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

D. MINUTES:

1. 25-0916 Approval of the May 13, 2025 Reinvestment Zone No. 3 Meeting Minutes.

Chairman Roy referred to Item 1.

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

Aye: 9 - Board Member James Sedwick, Board Member Rudy Garza, Board Member Mark Scott, Board Member Carolyn Vaughn, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Everett Roy, and Board Member Mike Pusley

Absent: 3 - Board Member Sylvia Campos, Board Member Eric Cantu, and Board Member Kaylynn Paxson

Abstained: 0

E. FINANCIAL REPORT:

2. [25-0888](#) TIRZ #3 Financial Reports as of April 30, 2025

Chairman Roy referred to Item 2.

Board Member Pusley moved to table this item, seconded by Board Member Guajardo.
This Item was tabled with the following vote:

Aye: 9 - Board Member James Sedwick, Board Member Rudy Garza, Board Member Mark Scott, Board Member Carolyn Vaughn, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Everett Roy, and Board Member Mike Pusley

Absent: 3 - Board Member Sylvia Campos, Board Member Eric Cantu, and Board Member Kaylynn Paxson

Abstained: 0

F. EXECUTIVE SESSION ITEMS: NONE

G. AGENDA ITEMS:

3. [25-0887](#) Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Elevate QOF, LLC for the property located at 402 Lomax Street, to provide a year project extension from June 30, 2025 to June 30, 2026, effective upon signature by the City Manager or designee from the TIRZ #3 Project Specific Development Program to begin pay out in FY2027.

Chairman Roy referred to Item 3.

Executive Director of Downtown Management District (DMD) Arlene Medrano presented information on the following topic: project site.

A Council Member, Assistant City Manager Heather Hurlbert, and Executive Director Medrano discussed the following topics: the reason for the delay of this project; and construction began in 2023.

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

Aye: 10 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Rudy Garza, Board Member Mark Scott, Board Member Carolyn Vaughn, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Everett Roy, and Board Member Mike Pusley

Absent: 2 - Board Member Eric Cantu, and Board Member Kaylynn Paxson

Abstained: 0

4. [25-0934](#) Resolution approving the FY 2025-26 Tax Increment Reinvestment Zone Number Three Operating Budget.

Chairman Roy referred to Item 2.

Board Member Roy moved to table this item, seconded by Board Member Barrera. This Item was tabled with the following vote:

Aye: 10 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Rudy Garza, Board Member Mark Scott, Board Member Carolyn Vaughn, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Everett Roy, and Board Member Mike Pusley

Absent: 2 - Board Member Eric Cantu, and Board Member Kaylynn Paxson

Abstained: 0

H. **PRESENTATION ITEMS:**

5. [25-0932](#) DMD Updates

Chairman Roy referred to Item 5.

Executive Director of Downtown Management District (DMD) Arlene Medrano presented information on the following topics: Agnes/South Chaparral reimagined; PD HQ lighting project; illuminando; Mural Fest 2025; Thunderbird (grand opening); Mesquite Street parking lot (update); EDFP certification; and June ArtWalk report.

Board Members, Assistant City Manager Heather Hurlbert, and Executive Director Medrano discussed the following topics: the route from the new Harbor Bridge to downtown; to evaluate a roundabout in the downtown area; attendance at the Art Walk is tracked through cell phone data; to consider other art projects besides murals; a concern that bars who don't provide food earn less revenue; the possibility of a water taxi to the downtown marina; to consider utilizing a vacant lot as permanent eateries similar to the Sip Yard in Port Aransas; and the City is in the process of updating the downtown parking lot study.

I. **ADJOURNMENT**

There being no further business, Chairman Roy adjourned the meeting at 10:20 a.m.