



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, March 25, 2025

9:00 AM

Council Chambers

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

Chairman Roy called the meeting to order at 9:02 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 9:06 a.m.

Present 8 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Connie Scott, Board Member Rudy Garza, Vice Chair Carolyn Vaughn, Board Member Gil Hernandez, Board Member Paulette Guajardo, and Mike Pusley

Absent 4 - Board Member Eric Cantu, Board Member Mark Scott, Board Member Kaylynn Paxson, and Board Member Roland Barrera

C. PUBLIC COMMENT:

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

D. MINUTES:

1. 25-0353 Approval of the February 11, 2025 Special Meeting Minutes

Chairman Roy referred to Item 1.

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

Aye: 8 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Connie Scott, Board Member Rudy Garza, Board Member Carolyn Vaughn, Board Member Gil Hernandez, Board Member Paulette Guajardo, and Board Member Mike Pusley

Absent: 4 - Board Member Eric Cantu, Board Member Mark Scott, Board Member Kaylynn Paxson, and Board Member Roland Barrera

Abstained: 0

E. FINANCIAL REPORT: NONE

F. EXECUTIVE SESSION ITEMS: NONE

G. AGENDA ITEMS:

2. [25-0323](#) Motion to approve a Downtown Development Agreement with Ramos & Harrison, LLC for improvements to the property located at 224 N Mesquite Street for a total incentive amount not to exceed \$287,476, effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program.

Chairman Roy referred to Item 2.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on The Exchange as follows: project site; about the owner; current condition; project concept; and recommendation.

Board Members, City Manager Peter Zanoni, Executive Director Barrera Mason, and Owner Hank Harrison discussed the following topic: the owner is responsible for the sidewalk repairs per the City code.

Board Member Guajardo moved to approve the motion, seconded by Vice Chair Vaughn. This Motion was passed and approved with the following vote:

- Aye:** 8 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Connie Scott, Board Member Rudy Garza, Board Member Carolyn Vaughn, Board Member Gil Hernandez, Board Member Paulette Guajardo, and Board Member Mike Pusley
- Absent:** 4 - Board Member Eric Cantu, Board Member Mark Scott, Board Member Kaylynn Paxson, and Board Member Roland Barrera
- Abstained:** 0

3. [25-0324](#) Motion to approve a Downtown Development Agreement with Furman Foundry, LLC for improvements to the property located at 418 Peoples Street Suite Lobby Space for a total incentive amount not to exceed \$20,000, effective upon signature by the City Manager or designee from the TIRZ #3 Commercial Fish Out Program.

Chairman Roy referred to Item 3.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on The Foundry Lobby Space as follows: project space; about the tenant; current condition (interior); project concept (interior); and recommendation.

There were no questions from the Board Members.

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

Aye: 8 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Connie Scott, Board Member Rudy Garza, Board Member Carolyn Vaughn, Board Member Gil Hernandez, Board Member Paulette Guajardo, and Board Member Mike Pusley

Absent: 4 - Board Member Eric Cantu, Board Member Mark Scott, Board Member Kaylynn Paxson, and Board Member Roland Barrera

Abstained: 0

4. [25-0325](#) Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Scott M. Barker for the property located at 425 Peoples Street, which provides the developer a one-year extension for the completion date from March 30, 2025, to March 30, 2026, effective upon signature by the City Manager.

Chairman Roy referred to Item 4.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on 425 Peoples Street (Landlord) as follows: project site; history; project concept; and recommendation.

A Board Member and Executive Director Barrera Mason discussed the following topic: a clarification about the original completion date.

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

Aye: 8 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Connie Scott, Board Member Rudy Garza, Board Member Carolyn Vaughn, Board Member Gil Hernandez, Board Member Paulette Guajardo, and Board Member Mike Pusley

Absent: 4 - Board Member Eric Cantu, Board Member Mark Scott, Board Member Kaylynn Paxson, and Board Member Roland Barrera

Abstained: 0

H. PRESENTATION ITEMS:

5. [25-0326](#) DMD Updates

This Presentation was withdrawn.

I. ADJOURNMENT

There being no further business, Chairman Roy adjourned the meeting at 9:25 a.m.