



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, November 19, 2024

9:30 AM

Council Chambers

A. Chairman Mike Pusley to call the meeting to order.

Chairman Pusley called the meeting to order at 9:50 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 Hernandez arrived at 10:05 a.m.

Present 8 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Everett Roy, and Board Member Sylvia Campos

Absent 4 - Board Member Jim Klein, Board Member Dan Suckley, Board Member Connie Scott, and Board Member Rudy Garza

C. PUBLIC COMMENT:

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

D. MINUTES:

1. 24-1884 Approval of the September 17, 2024 Reinvestment Zone No. 3 Regular Meeting Minutes

Chairman Pusley referred to Item 1.

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

Aye: 7 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Everett Roy, and Board Member Sylvia Campos

Absent: 5 - Board Member Gil Hernandez, Board Member Jim Klein, Board Member Dan Suckley, Board Member Connie Scott, and Board Member Rudy Garza

Abstained: 0

E. FINANCIAL REPORT:

2. [24-1886](#) TIRZ #3 Financial Reports as of September 30, 2024

Chairman Pusley referred to Item 2.

Director of Finance Sergio Villasana presented information on the following topics: TIRZ No. 3 financial position for the twelve months ended September 20, 2024; TIRZ No. 3 commitments as of September 30, 2024; project specific development commitments as of September 30, 2024; targeted vacant property improvement commitments as of September 30, 2024; downtown living initiative commitments as of September 30, 2024; commercial finish out commitments as of September 30, 2024; streetscape and safety improvement program commitments as of September 30, 2024; and rooftop activation program commitments as of September 30, 2024.

There were no questions from the Board Members.

F. EXECUTIVE SESSION ITEMS:

3. [24-1813](#) Executive session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving a potential economic development agreement with C&P Monarch LP and/or related entities regarding development of 1102 S. Shoreline Blvd., and pursuant to Texas Government Code § 551.087 to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations and/or financial or other incentives involving said business prospect.

This E-Session Item was withdrawn.

G. AGENDA ITEMS:

4. [24-1814](#) Motion to approve a Downtown Development Agreement with C&P Monarch LP for improvements to the property located at 1102 S Shoreline Boulevard for a total incentive amount not to exceed \$5,000,000, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 4.

Director of Economic Development Arturo Marquez presented information on Hotel Indigo as follows: project site; history; current condition (interior); current condition (exterior); Hotel Indigo brand; project concept (interior); project concept (exterior); project concept (fitness room); project concept (rooftop lounge); new age of investment; and recommendation.

Board Members, Director Marquez, Assistant City Manager Heather Hurlbert, and Director of Downtown Management District Alyssa Barrera Mason discussed the following topics: Hotel Indigo restaurant and rooftop bar will be accessible to the community; this hotel will offer a wide range of amenities and services, making it the only full-service hotel in town; and the large capacity banquet room is a positive asset to the hotel.

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

Aye: 8 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Everett Roy, and Board Member Sylvia Campos

Absent: 4 - Board Member Jim Klein, Board Member Dan Suckley, Board Member Connie Scott, and Board Member Rudy Garza

Abstained: 0

5. [24-1796](#) Motion to approve a Downtown Development Agreement with Furman Foundry, LLC for improvements to the property located at 418 Peoples Street for a total incentive amount not to exceed \$8,975, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 5.

There were no questions from the Board Members.

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

Aye: 8 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Everett Roy, and Board Member Sylvia Campos

Absent: 4 - Board Member Jim Klein, Board Member Dan Suckley, Board Member Connie Scott, and Board Member Rudy Garza

Abstained: 0

6. [24-1798](#) Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Thirsty Corpus LLC for the property located at 1002 N Chaparral Street, which provides the developer with an extension for the completion date from December 30, 2024, to June 30, 2026, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 6.

There were no questions from the Board Members.

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

Aye: 8 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Everett Roy, and Board Member Sylvia Campos

Absent: 4 - Board Member Jim Klein, Board Member Dan Suckley, Board Member Connie Scott, and Board Member Rudy Garza

Abstained: 0

7. [24-1799](#) Motion to approve a 2nd amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Buccaneer Commission, Inc. for the property located at 1415 N Water Street, which amends the payout schedule, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 7.

There were no questions from the Board Members.

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

Aye: 8 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Everett Roy, and Board Member Sylvia Campos

Absent: 4 - Board Member Jim Klein, Board Member Dan Suckley, Board Member Connie Scott, and Board Member Rudy Garza

Abstained: 0

H. PRESENTATION ITEMS:

8. [24-1815](#)
DMD Updates

Chairman Pusley referred to Item 8.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: Artesian Park; La Retama Park; holiday installations; FY 2024 project status; and special events-2024 holiday series schedule.

Board Members and Executive Director Barrera Mason discussed the following topics: Board Members thanked DMD staff for their work downtown; and to encourage scooters be parked in their designated areas.

I. ADJOURNMENT

There being no further business, Chairman Pusley adjourned the meeting at 10:27 a.m.