



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, March 26, 2024

10:00 AM

Council Chambers

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

Chairman Pusley called the meeting to order at 9:56 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.

Present 11 - 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 Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza

Absent 1 - Board Member Jim Klein

C. PUBLIC COMMENT:

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

D. MINUTES:

1. **24-0480** Approval of the February 20, 2024 Special Meeting, January 30, 2024 Special Meeting, and November 28, 2023 Regular Meeting Minutes

Chairman Pusley referred to Item 1.

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

Aye: 11 - 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 Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza

Absent: 1 - Board Member Jim Klein

Abstained: 0

E. FINANCIAL REPORT:

2. [24-0439](#) TIRZ #3 Financial Reports as of January 31, 2024

Chairman Pusley referred to Item 2.

Interim Director of Finance and Procurement Alma Casas presented information on the following topics: TIRZ No. 3 financial position for the four months ended January 31, 2024; TIRZ No. 3 commitments as of January 31, 2024; project specific development commitments as of January 31, 2024; targeted vacant property improvement commitments as of January 31, 2024; downtown living initiative commitments as of January 31, 2024; commercial finish out commitments as of January 31, 2024; streetscape and safety improvement program commitments as of January 31, 2024; and rooftop activation program commitments as of January 31, 2024.

A Board Member and Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason discussed the following topic: DMD is in communication with the developer of the 600 Building project and should receive an update within two weeks.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. [24-0377](#) Motion to approve a Downtown Development Agreement with Scott M. Barker for improvements to the property located at 425 Peoples Street for a total incentive amount not to exceed \$18,625, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 3.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: project site; history; current condition; project concept; and recommendation.

Board Members and Executive Director Barrera Mason discussed the following topics: awnings are not included in the remodel of this project; the second floor of this building will be used for small businesses to lease out; and a concern about what kind of signage will be used.

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

- Aye:** 11 - 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 Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza
- Absent:** 1 - Board Member Jim Klein
- Abstained:** 0

4. [24-0378](#) Motion to approve a Downtown Development Agreement with Produce Goods, LLC for improvements to the property located at 425 Peoples Street for a total incentive amount not to exceed \$72,600, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 4.

There were no questions from the Board Members.

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

Aye: 11 - 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 Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza

Absent: 1 - Board Member Jim Klein

Abstained: 0

H. PRESENTATION ITEMS:

5. [24-0481](#) DMD Updates

Chairman Pusley referred to Item 5.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: PD lighting assessment; mural fest 2024 artists; mural fest 2024 locations; Gallery 41 (update); OK HIFI (update); community grocery (update); and new business marketing.

Board Members and Executive Director Barrera Mason discussed the following topics: Thirsty Corpus LLC is in their final stages of design; the murals are an effective way to decrease blight, while also benefiting the cultural district; a concern about the lack of parking downtown; and a concern about the timing of the downtown traffic lights.

I. ADJOURNMENT

There being no further business, Chairman Pusley adjourned the meeting at 10:33 a.m.