



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, May 23, 2023

9:30 AM

Council Chambers

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

Chairman Pusley called the meeting to order at 9:32 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 9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Connie Scott, and Board Member Rudy Garza

Absent 3 - Board Member Michael Hunter, Board Member James Sedwick, and Board Member Sylvia Campos

C. PUBLIC COMMENT:

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

D. MINUTES:

1. 23-0819 Approval of the March 28, 2023 Reinvestment Zone No. 3 Minutes

Chairman Pusley referred to Item 1.

Board Member Klein moved to approve the minutes, seconded by Board Member Suckley and passed unanimously.

E. FINANCIAL REPORT:

2. [23-0780](#) TIRZ #3 Financial Reports as of March 31, 2023

Chairman Pusley referred to Item 2.

Interim Assistant City Manager Heather Hurlbert presented information on the following topics: TIRZ No. 3 financial position for the six months ended March 31, 2023; TIRZ No. 3 commitments as of March 31, 2023; project specific development commitments as of March 31, 2023; targeted vacant property improvement commitments as of March 31, 2023; downtown living initiative commitments as of March 31, 2023; commercial tenant

finish out commitments as of March 31, 2023; and streetscape safety improvement program commitments as of March 31, 2023.

Board Members and Interim Assistant City Manager Hurlbert discussed the following topics: a request for an update on downtown projects; and in response to a board member's concern about the growing fund balance, staff stated that larger projects have been committed to and will need to be paid out with the majority of the funds going towards specific projects.

F. EXECUTIVE SESSION ITEMS:

Chairman Pusley referred to Executive Session Item 3. The Board went into Executive Session at 9:39 a.m. The Board returned from Executive Session at 10:13 a.m.

3. [23-0886](#) **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 regarding economic development agreement(s) involving Agnes Water LLC and/or other entities involved with a development at or near 402 S Chaparral in the downtown area.

Chairman Pusley referred to Item 3.

Board Member Barrera made the following motion:

Resolution authorizing payment in the amount of \$139,573.00 to Agnes Water, LLC, for reimbursement under its Streetscape and Safety Improvement Program Agreement for improvements to the property at 402 S. Chaparral, seconded by Board Member Hernandez and passed unanimously.

Board Member Hernandez made a motion to amend the resolution to authorize payment upon receipt of verification documents acceptable to City's Economic Development staff, seconded by Board Member Klein. This Resolution was passed as amended and approved with the following vote:

Aye: 9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Connie Scott, and Board Member Rudy Garza

Absent: 3 - Board Member Michael Hunter, Board Member James Sedwick, and Board Member Sylvia Campos

Abstained: 0

G. AGENDA ITEMS:

4. [23-0885](#)

Motion to approve an Amendment to extend the project completion date for the

Reimbursement Agreement with Buccaneer Commission, Inc. from May 31, 2023 to May 31, 2024.

Chairman Pusley referred to Item 4.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the Buccaneer Commission Headquarters as follows: Buccaneer Commission; and project site-before and current.

There were no questions from the Board Members.

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

Aye: 9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Connie Scott, and Board Member Rudy Garza

Absent: 3 - Board Member Michael Hunter, Board Member James Sedwick, and Board Member Sylvia Campos

Abstained: 0

5. [23-0884](#)

Motion to authorize Downtown Development Reimbursement Agreement with Lucas Boyd in an amount not to exceed \$53, 570.00 for a development located at 317 Peoples Street.

Chairman Pusley referred to Item 5.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the Community Grocery LLC as follows: project site; current condition (interior); current condition (exterior); floor plan; project concept (interior); project concept (exterior); project concept; project cost; and recommendation.

There were no questions from the Board Members.

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

Aye: 9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Connie Scott, and Board Member Rudy Garza

Absent: 3 - Board Member Michael Hunter, Board Member James Sedwick, and Board Member Sylvia Campos

Abstained: 0

H. **PRESENTATION ITEMS: (NONE)**

I. **ADJOURNMENT**

There being no further business, Chairman Pusley adjourned the meeting at 10:21 a.m.