



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, July 25, 2023

9:30 AM

Council Chambers

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

Chairman Pusley called the meeting to order at 9:31 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 9:36 a.m.

Present 11 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member James Sedwick, Board Member Jim Klein, 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 Michael Hunter

C. PUBLIC COMMENT:

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

D. MINUTES:

1. **23-1176** Approval of the June 27, 2023 Reinvestment Zone No. 3 Regular Meeting Minutes.

Chairman Pusley referred to Item 1.

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

E. FINANCIAL REPORT:

2. [23-1135](#) TIRZ #3 Financial Reports as of May 31, 2023

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 eight months ended May 31, 2023; TIRZ No. 3 commitments as of May 31, 2023; project specific development commitments

as of May 31, 2023; targeted vacant property improvement commitments as of May 31, 2023; downtown living initiative commitments as of May 31, 2023; commercial tenant finish out commitments as of May 31, 2023; and streetscape and safety improvement program commitments as of May 31, 2023.

There were no questions from the Board Members.

F. EXECUTIVE SESSION ITEMS:

Chairman Pusley referred to Executive Session Items 3 and 4. The Board went into Executive Session at 9:36 a.m. The Board returned from executive session at 10:13 a.m.

3. [23-1227](#) **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 Thirsty Corpus LLC and/or related entities regarding development of 1002 N Chaparral St. **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 item is for discussion only. No action will be taken.

This E-Session Item was discussed in executive session.

4. [23-1228](#) **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 the TIRZ #3 Reimbursement Agreement with The 600 Building, LLC regarding development of 600 Leopard Street, including the potential additional incentive amount not to exceed \$45,000.00, **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 with possible action in open session.

This E-Session Item was discussed in executive session.

G. AGENDA ITEMS:

5. [23-1225](#) Motion authorizing a Streetscape and Safety Improvement Reimbursement

Agreement with Law Office of Jason Wolf, PLLC, for the property located at 226 Tancahua Street for a total incentive amount not to exceed \$29,319.

Chairman Pusley referred to Item 5.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the Law Office of Jason Wolf as follows: project site; current condition (exterior); site plan; project concept (exterior); project cost; and recommendation.

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: 11 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member James Sedwick, Board Member Jim Klein, 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 Michael Hunter

Abstained: 0

6. [23-1226](#) Motion authorizing a Streetscape and Safety Improvement Reimbursement Agreement with Furman Foundry, LLC for the property located at 418 Peoples Street for a total incentive amount not to exceed \$214,225.

Chairman Pusley referred to Item 6.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on Furman Plaza as follows: project site; current condition (exterior); project concept (inspiration); project concept (exterior); project cost; and recommendation.

A Board Member and Executive Director Barrera Mason discussed the following topic: a Board Member's request that the trees in the downtown area be maintained properly.

Board Member Roy moved to approve the motion, seconded by Board Member Guajardo. 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 Mike Pusley, Board Member James Sedwick, Board Member Jim Klein, 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 Michael Hunter

Abstained: 0

7. [23-1239](#) Resolution approving the FY 2023-24 Tax Increment Reinvestment Zone Number

Three Operating Budget.

Chairman Pusley referred to Item 7.

Assistant City Manager Heather Hurlbert and Director of Management and Budget Eddie Houlihan presented information on the following topics: budget overview; budgeted revenues; program details; program budget; proposed expenses; DMD management contract; additional funding components; and DMD requested projects.

Board Members, Assistant City Manager Heather Hurlbert, Chief Financial Officer Constance Sanchez, and Director of Downtown Management District (DMD) Alyssa Barrera Mason discussed the following topics: the \$315,751 budgeted amount comes out of the TIRZ fund; the transfer to the general fund increase is based on staff time used to support the downtown TIRZ; the DMD has been working with the \$665,000 to stay within budget; in response to a Board Member's question regarding amending the budget, staff stated that all expenditures of the TIRZ are required to comply with the project and financing plan; to ensure that there are available resources to continue the downtown growth; the DMD will bring to the board a service plan with recommended increases to the TIRZ; a request for a breakdown of staff time versus DMD time; the DMD requested projects are in addition to the three million in expenses; and the City is working with the DMD on improving the parking lot behind the Omni Hotel.

Board Member Guajardo moved to approve the resolution subject to the ability to amend the budget upon presentation of the DMD's service plan and budget, seconded by Board Member Hernandez. 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 Mike Pusley, Board Member James Sedwick, Board Member Jim Klein, 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 Michael Hunter

Abstained: 0

H. PRESENTATION ITEMS:

8. [23-1229](#) DMD Placemaking & Economic Development Updates

Chairman Pusley referred to Item 8.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: placemaking-2023 mural fest sponsored by Valero; Norma Urban Park summer activation; ADA accessibility; economic development-PKK (new location); and Wildflowers (new location).

Board Members and Director Barrera Mason discussed the following topic: a Christmas in July mixer will be held on July 26 at Joe's Crab Shack.

I. ADJOURNMENT

There being no further business, Chairman Pusley adjourned the meeting at 10:55 a.m.