



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, March 29, 2022

9:30 AM

Council Chambers

A. Chairman Billy Lerma to call the meeting to order.

Chairman Lerma called the meeting to order at 9:39 a.m.

B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Present 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, and Board Member James Sedwick

Absent 1 - Board Member Greg Smith

C. PUBLIC COMMENT:

Chairman Lerma referred to Public Comment. There were no public comments.

D. MINUTES/ EXCUSED ABSENCES:

1. 22-0560 Approval of the January 25, 2022 Reinvestment Zone No. 3 Meeting Minutes.

Chairman Lerma referred to Item 1.

Board Member Pusley made a motion to approve the minutes, seconded by Board Member Hunter and passed unanimously.

E. FINANCIAL REPORT:

2. [22-0425](#) TIRZ #3 Financial Reports as of January 31, 2022

Chairman Lerma referred to Item 2.

Director of Finance Heather Hurlbert presented information on the TIRZ No. 3 financial position for the four months ended January 31, 2022; commitments as of January 31, 2022; project specific development commitments as of January 31, 2022; targeted vacant property improvement grant commitments as of January 31, 2022; downtown

living initiative commitments as of January 31, 2022; new tenant commercial finish out commitments as of January 31, 2022; and streetscape and safety improvement program commitments as of January 31, 2022.

There were no questions from the Board.

F. EXECUTIVE SESSION ITEMS:

Board Member Lerma referred to Executive Session Item 3. The Board went into Executive Session at 9:44 a.m. The Board returned from Executive Session at 10:02 a.m.

3. [22-0596](#) **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 possible amendments to 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 **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, including amendments to existing agreements.

This E-Session Item was passed after executive session.

The following motion was considered:

Motion authorizing Amendment No. 1 to the downtown reimbursement agreement with Agnes Water LLC for the development at 402 S Chaparral, which reduces the total reimbursement amount from \$200,000 to \$144,750 due to changes to the Scope of Work.

Board Member Barrera made a motion to approve the motion, seconded by Board Member Molina and approved with the following vote:

Aye: 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, and Board Member James Sedwick

Absent: 1 - Board Member Greg Smith

Abstained: 0

Enactment No:

G. AGENDA ITEMS:

4. [22-0332](#) Motion to approve an amendment to extend the project completion date for the Downtown Streetscape Reimbursement Agreement with Fieldberry, LLC from February 28, 2022 to December 31, 2022.

Chairman Lerma referred to Item 4.

There were no questions from the Board.

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

Aye: 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, and Board Member James Sedwick

Absent: 1 - Board Member Greg Smith

Abstained: 0

5. [22-0498](#) Motion to approve a New Commercial Tenant Finish-Out Program Reimbursement Agreement for HypeByke located at 311 Peoples Street for a total incentive amount not to exceed \$12,000.

Chairman Lerma referred to Item 5.

Executive Director of the Downtown Management District Alyssa Barrera Mason presented the following information on the HypeByke project: project site; about HypeByke; the developer; current condition; project concept; project cost; and recommendation.

Developer Melanie Salinas stated that this is another opportunity for cyclists, which offers drop in or membership services.

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

Aye: 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, and Board Member James Sedwick

Absent: 1 - Board Member Greg Smith

Abstained: 0

6. [22-0499](#) Motion to approve an amendment to extend the project completion date for the Downtown Streetscape Reimbursement Agreement with RAF Real Estate Investments, LLC from March 31, 2022 to September 30, 2022.

Chairman Lerma referred to Item 6.

Executive Director of the Downtown Management District Alyssa Barrera Mason presented the following information on the Private Wealth Group: about private wealth group; and improvements.

There were no questions from the Board.

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

Aye: 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, and Board Member James Sedwick

Absent: 1 - Board Member Greg Smith

Abstained: 0

7. [22-0517](#) Motion to approve a Downtown Streetscape Reimbursement Agreement with Premier Smiles PLLC for improvements to the property located at 1200 Santa Fe Street for a total incentive amount not to exceed \$17,395.

Chairman Lerma referred to Item 7.

Executive Director of the Downtown Management District Alyssa Barrera Mason presented the following information on Premier Smiles: project site; about Premier Smiles; current condition; project concept; project cost; and recommendation.

There were no questions from the Board.

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

Aye: 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, and Board Member James Sedwick

Absent: 1 - Board Member Greg Smith

Abstained: 0

8. [22-0576](#) Motion authorizing the termination of the existing Streetscape Reimbursement Agreement with Buccaneer Commission, Inc. related to the property located at 1316

N. Chaparral Street by agreement; and authorizing a new Downtown Streetscape Reimbursement Agreement with Buccaneer Commission, Inc. for improvements to the property located at 1415 N. Chaparral Street for a total incentive amount not to exceed \$200,000.

Chairman Lerma referred to Item 8.

Executive Director of the Downtown Management District Alyssa Barrera Mason presented information on the Buccaneer Commission: project site; current condition; project concept; project cost; and recommendation.

President and CEO of Buccaneer Commission Johnny Philipello stated that the purpose of this new building is to expand their space and have more storage room.

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

Aye: 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, and Board Member James Sedwick

Absent: 1 - Board Member Greg Smith

Abstained: 0

H. PRESENTATION ITEMS: None

I. ADJOURNMENT:

Chairman Lerma adjourned the meeting at 10:14 a.m.