



## Meeting Minutes

### Reinvestment Zone No. 3 - Downtown

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Tuesday, July 26, 2022

9:30 AM

Council Chambers

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

Chairman Lerma called the meeting to order at 9:32 a.m.

**B. Assistant City Secretary Ruth Bocchino to call roll of the Corporation Directors.**

Assistant City Secretary Ruth Bocchino called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Barbara Canales attended by video conference.

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

**Absent**        1 - Board Member Susan Hutchinson

**C. PUBLIC COMMENT:**

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

**D. MINUTES:**

**1. 22-1228** Approval of the June 28, 2022 Tax 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 Guajardo and passed unanimously.

**E. FINANCIAL REPORT:**

**2. [22-1301](#)** TIRZ #3 Financial Reports as of June 30, 2022

Chairman Lerma referred to Item 2.

Director of Finance Heather Hurlbert presented information on the following topics: TIRZ No. 3 financial position for the nine months ended June 30, 2022; TIRZ No. 3

commitments as of June 30, 2022; project specific development commitments as of June 30, 2022; targeted vacant property improvement grant commitments as of June 30, 2022; vacant building program commitments as of June 30, 2022; downtown living initiative commitments as of June 30, 2022; new commercial tenant finish out commitments as of June 30, 2022; and streetscape and safety improvement program commitments as of June 30, 2022.

A Board Member and Executive Director of Downtown Management District Alyssa Barrera Mason discussed the following topic: in response to a Board Member's question whether carrying money for the old Second Baptist Church has gone away, staff responded yes.

**F. EXECUTIVE SESSION ITEMS: (NONE)**

**G. AGENDA ITEMS:**

3. [22-1302](#) Resolution to approve the Proposed Fiscal Year 2023 Tax Increment Reinvestment Zone Number Three Operating Budget in the amount of \$2,475,752 in revenues and \$3,318,951 in expenditures to become effective upon City Council approval during the normal budget process.

Chairman Lerma referred to Item 3.

Director of Management and Budget Eddie Houlihan presented information on the following topics: budgeted revenues; program detail; program budget; proposed expenses; and budget overview.

There were no questions from the Board.

Board Member Molina made a motion to approve the resolution, seconded by Board Member Barrera. This Resolution 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 Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

**Absent:** 1 - Board Member Susan Hutchinson

**Abstained:** 0

4. [22-1295](#) Motion to approve a Streetscape & Safety Improvement Program reimbursement agreement with SFY 2.0 LLC for improvements to 535 S. Carancahua for a total incentive amount not to exceed \$ 28,575.

Chairman Lerma referred to Item 4.

Executive Director of Downtown Management District Alyssa Barrera Mason presented information on the following topics: 535 S. Carancahua; current condition; project concept; project cost; and recommendation.

There were no questions from the Board.

Board Member Pusley 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 Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

**Absent:** 1 - Board Member Susan Hutchinson

**Abstained:** 0

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

**I. ADJOURNMENT**

Chairman Lerma adjourned the meeting at 9:56 a.m.