

Board Minutes

Public Improvement Assessment District

Regular Meeting

Tuesday, August 4, 2020

MEMBERS PRESENT : Lars Keim, Bill DeBrooke, June Ramirez, Robert Rodriguez, Stephanie Sokolosky, John Percy, Frank Hale, Steve Aune

ABSENT MEMBERS : Jaime Rodriguez, Jo Wagner, Charlie Perez

OTHERS PRESENT : Alexis Alaniz, Downtown Director; Norma Gonzalez, Redevelopment Specialist; Jesus Pena, Guest; Carmina Mojdehi, Guest

Chairman Lars Keim called the meeting to order at 12:03p.m, August 4, 2020, at 209 W. Jackson via Zoom Video Conference, Harlingen, Texas.

Agenda Item No. I WELCOME AND INTRODUCTIONS

Mr. Keim welcomed board members, staff, and guests.

Agenda Item No. II CITIZEN COMMUNICATION

None.

Agenda Item No. III MINUTES FOR APPROVAL: REGULAR MEETING OF JUNE 2, 2020

Mr. Keim asked members of the board if there was a motion to approve the minutes of the regular meeting of June 2, 2020. After brief review, Mr. Steve Aune made a motion to approve the minutes. Mr. Percy seconded the motion. Mr. Keim asked if there were any corrections. The motion carried unanimously.

Agenda Item No. IV FINANCIAL UPDATE

Mr. Keim invited Ms. Alaniz to speak on this item. Ms. Alaniz reported that out of the Special Assessments Grants for the fiscal year of 2019-2020 we originally allocated \$30,000 for the year and we currently have a remaining balance of \$24,793.29. In regards to the Public Improvements, there is a remaining balance of \$13,210.14

Agenda Item No. V CONSIDER AND TAKE ACTION TO APPROVE THE COLOR FOR THE FAÇADE OF THE BUILDING LOCATED ON 116 S A ST. (LOS QUATES RESTAURANT) IN ACCORDANCE WITH ARTICLE XVIII- DOWNTOWN DISTRICT OVERLAY.

Mr. Aune made a motion. Mr. Percy seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. VI CONSIDER AND TAKE ACTION TO APPROVE THE SIGNAGE FOR WORLD FINANCE LOCATED AT 310 E. JACKSON IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained they would be removing their existing signage and put the new logos on being decals on the front windows and main signage on top of their building. Mr. Keim agreed with the signage on the condition they would remove all other signage that has not been approved. Mr. Aune made a motion. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Mr. Hale excused himself from the room at this time and meeting continued with a quorum.

Agenda Item No. VII CONSIDER AND TAKE ACTION TO APPROVE THE SIGNAGE FOR RIO ELEVATOR LOCATED AT 113 W. MADISON AVE. IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY

Ms. Alaniz explained Rio Elevator requested to replace the old signage with new material to make the sign last longer because the current signage is faded and falling apart. Mr. Aune made a motion. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. VIII CONSIDER AND TAKE ACTION TO APPROVE THE PAINTING OF THE SIDE WALL FOR THE BUILDING LOCATED AT 113 W. MADISON (RIO ELEVATOR) IN ACCORDANCE WITH ARTICLE XVIII - DOWNTOWN DISTRICT OVERLAY.

Mr. Aune made a motion. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Mr. Hale returned and the meeting and Mrs. June Ramirez excused herself from the room at this time and meeting continued with a quorum.

Agenda Item No. IX CONSIDER AND TAKE ACTION TO APPROVE THE FAÇADE COLOR AND DESIGN OF THE BUILDING LOCATED AT 119 E. JACKSON (ME VALE CREATIONS) IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Dr. Sokolosky asked if the sign met the guidelines because the artwork was included in the design. Ms. Alaniz explained the paintings are artwork and Me Valle Creations is individual that is the signage. Mr. DeBrooke asked if there is a separate motion to approve the artwork and sign. Ms. Alaniz explained this motion is to approve the façade color and design of the building. The color is dover white and the design is artwork. Mr. Pearcy made a motion. Mr. Aune seconded. Mr. Keim called for a vote. The motion carried unanimously.

Mrs. June Ramirez returned and the meeting continued with a quorum.

Mr. DeBrooke excused himself from the room at this time and meeting continued with a quorum.

Agenda Item No. X CONSIDER AND TAKE ACTION TO APPROVE THE FAÇADE COLOR AND DESIGN OF THE BUILDING LOCATED AT 208 E. JACKSON (GIRL OF ALL TRADES WHOLESALE & DISTRIBUTION) IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained they would paint the same color as their first location. All signage for this building is on the door and meets the sign allowance. They will use the same blue that is on their existing building and will paint the same color. Mr. Aune made a motion. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously

Agenda Item No. XI CONSIDER AND TAKE ACTION TO APPROVE THE SIGNAGE FOR SOUTHERN BEAUTY SPA & SALON LOCATED AT 207 W. JACKSON IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Mr. Aune made a motion. Mr. Pearcy seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XII CONSIDER AND TAKE ACTION TO APPROVE A SIGN GRANT FOR SOUTHERN BEAUTY SPA & SALON LOCATED AT 207 W. JACKSON.

Ms. Alaniz explained the lowest bid is \$542 and we are approving a sign grant for \$271.00. Mr. Aune made a motion. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XIII CONSIDER AND TAKE ACTION TO APPROVE A SIGNAGE FOR HEALTH INFUSIONZ LOCATED AT 214 W. JACKSON IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Mr. Aune made a motion. Mr. Pearcy seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XIV CONSIDER AND TAKE ACTION TO APPROVE A SIGN GRANT FOR HEALTH INFUSIONZ LOCATED AT 214 W. JACKSON IN

Ms. Alaniz explained the amount approved for the grant would be \$150.00. Mr. Pearcy made a motion. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Mr. DeBrooke returned and the meeting continued with a quorum.

Agenda Item No. XV CONSIDER AND TAKE ACTION TO APPROVE (22) LED ROPE LIGHTS FOR THE COMPLETION OF THE STREET CORNERS ON JACKSON STREET.

Ms. Alaniz explained we still need to complete the corner beds with Rope Lights and are requesting 22 more to complete. Dr. Sokolosky made a motion. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XVI CONSIDER AND TAKE ACTION TO APPROVE THE COLORS OF THE BUILDINGS FACING THE ALLEY WAYS OF "A" STREET.

Ms. Alaniz explained Mr. DeBrooke wanted to add a pop color to the alley way near "A" street where art night is and asked Mr. DeBrooke to explain. Mr. DeBrooke added this was to clean up the alley to make it look better. Mr. Percy made a motion. Dr. Sokolosky seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XVII CONSIDER AND TAKE ACTION TO APPROVE THE ARTWORK ON THE BUILDING LOCATED AT 122 N. "A" ST. (NEW YORK DELI)

Dr. Sokolosky made a motion to table the item. Mr. Percy seconded. Discussion followed. Alexis explained the artwork has not been submitted. The motion carried unanimously.

Agenda Item No. XVIII CONSIDER AND TAKE ACTION TO APPROVE TO PURCHASE 65 EACH SEASONAL/NON-SEASONAL DECORATIVE POLL BANNERS FOR THE DOWNTOWN DISTRICT.

Ms. Alaniz explained the Advertising Committee did approved before submitting to the board. The select seasons are fall and Christmas and the non season are to support and shop the downtown businesses. The four non season designs are: Play, Shop, Enjoy, and Dine. The seasons are Welcome Fall and Happy Holidays. Ms. Alaniz explained we have money in the Special Assessments and Public Improvements account that we need to spend before the end of this fiscal year. This money will be used to purchase the pole banners. Mr. Percy made a motion. Mr. DeBrooke seconded. Mr. Keim called for a vote. The motion carried unanimously. Discussion followed.

Agenda Item No. XIX CONSIDER AND TAKE ACTION TO APPROVE EN (10) HARLINGEN ART NIGHT DECORATIVE POLE BANNERS FOR THE DOWNTOWN DISTRICT.

Dr. Sokolosky made a motion. Mr. Aune seconded. Discussion followed. Mr. Kiem explained the hardware is steel pieces and rods needed to make the pole banners stick to the pole. The motion carried unanimously.

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Agenda Item No. XX CONSIDER AND TAKE ACTION TO APPROVE \$3500 FOR HARDWARE MATERIALS FOR THE DECORATIVE POLL BANNERS FOR THE DOWNTOWN DISTRICT.

Mr. Aune made a motion. Dr. Sokolosky seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XXI CONSIDER AND TAKE ACTION TO APPROVE THE TRANSFER OF \$20,000 FROM THE SPECIAL ASSESSMENT ACCOUNT TO THE PUBLIC IMPROVEMENT ACCOUNT.

Ms. Alaniz explained this is the extra money needed to purchase the pole banners for our Special Assessments. Mr. Aune made a motion. Dr. Sokolosky seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XXII CONSIDER AND TAKE ACTION TO APPROVE THE STORE FRONT DESIGN ON THE BUILDING LOCATED AT 101 E. JACKSON (SUNNY GLENN TRANSITIONAL LIVING CENTER) IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained when Sunny Glenn began their construction they ran into problems with the existing building material. The contractors had to demolish the brick and replace with concrete. Mr. Percy asked if Ms. Alaniz could contact the contractor and asked if they would be open to make some changes. Mr. Aune made a motion. Mr. Hale seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XXIII CONSIDER AND TAKE ACTION TO APPROVE HURRICANE SHUTTERS ON SIR'S MARTINI LOUNGE LOCATED AT 309 W. VAN BUREN IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.

Ms. Alaniz explained this was on the previous board meeting back in June. The DID office and the City Attorney confirmed hurricane shutters are allowed according to the overlay district. Discussion followed. Mr. Keim called for a vote. Mr. Percy and Mr. Rodriguez approved. Mr. Aune, Mr. Hale, Mr. DeBrooke, and Dr. Sokolosky opposed. Mr. Percy made a motion. Mr. Rodriguez seconded. This item did not pass.

Agenda Item No. XXIV DIRECTOR'S REPORT


Ms. Alaniz asked if they had any questions on her manager's report. No questions were given.

Agenda Item No. XXV ADJOURN

With no further items to discuss, Mr. Keim called a motion to adjourn. Mr. Aune made a motion. Mr.DeBrooke seconded. Mr.Keim adjourned the meeting.

The meeting was adjourned at approximately 12:51 p.m.

Respectfully submitted,



Norma Gonzalez