

Board Minutes
Public Improvement Assessment District
Regular Meeting

Tuesday, December 1, 2020

MEMBERS PRESENT : Lars Keim, Bill DeBrooke, June Ramirez, Robert Rodriguez, Stephanie Sokolosky, John Percy, Charlie Perez

ABSENT MEMBERS : Jaime Rodriguez, Jo Wagner, Frank Hale, Steve Aune

OTHERS PRESENT : Alexis Alaniz, Downtown Director; Norma Gonzalez, Redevelopment Specialist; Gabriel Gonzalaz, Guest; Manuel Flores, Guest

Chairman Lars Keim called the meeting to order at 12:02p.m, December 1, 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 NOVEMBER 3, 2020

Mr. Keim asked members of the board if there was a motion to approve the minutes of the regular meeting of November 3. After brief review, Mr. Perez added item 5 was not unanimous it was a vote of five to four. Mr. Perez 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 right now we have for our Public Improvements a remaining balance of \$12,788.38. And our Special Assessments we have a balance of \$29,355.04. You will also see a new sheet for Juan's Streetscape Budget for the additional \$4,000 that you gave him and he has used \$640.41 and has a remaining balance of \$3,359.59.

Agenda Item No. V CONSIDER AND TAKE ACTION TO APPROVE THE STORE FRONT GRANT FOR THE RUFF HOUSE LOCATED AT 311 W. VAN BUREN IN ACCORDANCE WITH ARTICLE XVIII- DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained the property owner Manuel Flores submitted bids and is requesting a storefront grant. We met with him yesterday to discuss what he was going to do to the storefront and Mr. Percy can explain. Mr. Percy explained everything on the drawing that he provided us is correct. He is actually going to raise the canopies. So the drawing is correct it should look like that. The soffit is getting raised that is why some of those costs are higher. Dr. Sokolosky made a motion. Mr. Perez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. VI CONSIDER AND TAKE ACTION TO APPROVE UP TO \$2,000.00 FROM THE DOWNTOWN PUBLIC IMPROVEMENT BUDGET FOR PET STATIONS FOR THE DOWNTOWN DISTRICT.

Ms. Alaniz explained we are only looking at purchasing about 6 of these pet stations to be placed around the downtown district. We won't use all of the \$2,000 but it is there to cover the cost. These pet stations will be placed around the downtown area. Dr. Sokolosky made a motion to approve. Mr. Perez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. VII CONSIDER AND TAKE ACTION TO APPROVE A SPECIFIC USE PERMIT FOR THE BUILDING LOCATED AT 220 E. JACKSON ST. A (UPPERCUT CLUB) FOR SELLING OF ALCOHOL INSIDE OF THE ESTABLISHMENT AND STAY OPEN NO LATER THAN 8 P.M. IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY

Ms. Alaniz explained the business owners have requested approval on allowing them to sell alcohol inside their establishment and they are going to get the beer and wine certificate. They will be only selling during their business hours which is no later than 8 p.m.. Mr. DeBrooke made a motion. Mr. Perez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. VIII CONSIDER AND TAKE ACTION TO APPROVE THE SIGNAGE FOR THE BUILDING LOCATED AT 220 E. JACKSON ST. A (UPPERCUT CLUB) IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained they had already submitted signage a couple of months ago and that was just for the approval of their store hours on the door. They now need approval for the signage on their façade and it meets all sign allowance. Staff recommends approval. Mr. DeBrooke made a motion. Ms. Ramirez seconded. Mr. Keim called for a vote. The motion carried unanimously.

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

Agenda Item No. IX CONSIDER AND TAKE ACTION TO APPROVE THE SIGNAGE FOR THE BUILDING LOCATED AT 314 W. JACKSON (LAYNE BY SAMANTHA NIVIA) IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained their window is only taking up 12.5 sq footage and their door takes up 4 ft of sq footage which leaves them with plenty of room to do whatever they would like to do. The sign requirements meet the sign allowance. The signage is simple and clean. Dr. Sokolosky made a motion. Mr. Pearcy seconded. Mr. Keim called for a vote. The motion carried unanimously.

Mr. DeBrooke returned to the room at this time and meeting continued with a quorum.

Agenda Item No. X CONSIDER AND TAKE ACTION TO APPROVE A PROMOTION GRANT FOR VALLEY MORNING STAR (SHOP SMALL ADVERTISEMENT)..

Ms. Alaniz explained this amount requested for the promotion grant is \$650.00. We had a total of 10 businesses participate. This is scheduled to advertize December 5th. Mr. Keim asked Ms. Alaniz to describe the advertisement. Mr. Perez made a motion. Mr. Rodriguez. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XI DIRECTOR'S REPOT

Ms. Alaniz explained we had a really good month this November. We had our Shop Small Sidewalk Sale which most of our businesses said it was a success. Our new directory/mural map is all together and it will be out in January 2021. We will be printing ten thousand to be distributed to Visitor Centers and Texas Travel Info Centers. No questions were given.

Agenda Item No. XII ADJOURN

With no further items to discuss. Mr. Keim called a motion to adjourn. Mr. Pearcy made a motion. Dr. Sokolosky seconded. Mr.Keim adjourned the meeting.

The meeting was adjourned at approximately 12:20 p.m.

Respectfully submitted,


Norma Gonzalez