

## **Board Minutes**

### **Public Improvement Assessment District**

#### **Regular Meeting**

Tuesday, March 2, 2021

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

**ABSENT MEMBERS** : Jaime Rodriguez, Jo Wagner,

**OTHERS PRESENT** : Alexis Alaniz, Downtown Director; Norma Gonzalez, Redevelopment Specialist; Gabriel Gonzalez, Guest; Rick Kelly, Guest

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Chairman Lars Keim called the meeting to order at 12:08p.m, March 2, 2021, 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**

Mr. Javier De Leon introduced himself to our board as the new Harlingen Chamber President/CEO as of January 4, 2021. His focus is on small businesses and making sure their voices, concerns, issues are handled by the Chamber. Also they are creating a Strategic Plan that will be a contract between the Chamber and the City of Harlingen.

**Agenda Item No. III MINUTES FOR APPROVAL: REGULAR MEETING OF FEBRUARY 2, 2021**

Mr. Keim asked members of the board if there was a motion to approve the minutes of the regular meeting of February 2, 2021. After brief review, Mr. Aune made a motion to approve the minutes. Mr. DeBrooke seconded the motion. The motion carried unanimously.

**Agenda Item No. IV FINANCIAL UPDATE**

Mr. Keim invited Ms. Alaniz to speak on this item. Ms. Alaniz reported in our Special Assessments Grants for the fiscal year of 2020-2021 we have a balance of \$24,361.54. In regards to the Public Improvements, there is a remaining balance of \$12,788.38. Juan's Streetscape budget has a remaining balance of \$2,446.46.

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

Ms. Alaniz explained the owner of “The Ruff House” submitted signage for their business located at 311 W. Van Buren. All signage meets allowance. As per the banner on the fence according to the Downtown District Overlay, permanent banners or flags will not be allowed. Temporary banners or flags are allowed for a period not to exceed 30 days per calendar year. Mr. Percy made a motion. Mr. Aune second the motion. Discussion followed. Mr. Keim called for a vote. The motion carried unanimously.

**Agenda Item No. VI      CONSIDER AND TAKE ACTION TO APPROVE A SIGN GRANT FOR  
“THE UPPERCUT CLUB” LOCATED AT 220 E. JACKSON STE. A IN  
ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT  
OVERLAY.**

Ms. Alaniz explained the Uppercut Club is requesting approval on a new signage on their façade. No documents were submitted at this time. This item needs to be tabled. Mr. DeBroke moved to table the item. Mr. Percy seconded. Mr. Keim called for a vote. The motion carried unanimously.

**Agenda Item No. VII      CONSIDER AND TAKE ACTION TO RECOMMEND TO THE PLANNING  
AND ZONING BOARD TO AMEND THE DOWNTOWN DISTRICT  
OVERLAY TO PROHIBIT ANY BUSINESS FROM SELLING ALCOHOL  
ADJACENT TO A BAR/LOUNGE.**

Ms. Alaniz explained this was a recommendation brought up to our attention about any future businesses wanting to sell any alcohol adjacent to a bar/lounge to be prohibited. Based on our overlay, 50 foot spacing is required between any existing bar/lounge and any new bar/lounges being established or re-established. Dr. Sokolosky made a motion. Mr. Perez seconded. Discussion followed. After discussion this item was tabled. Dr. Sokolosky moved to table the item. Mrs. Ramirez seconded. Mr. Keim called for a vote. The motion carried unanimously.

**Agenda Item No. VIII      CONSIDER AND TAKE ACTION TO APPROVE TO MODIFY THE  
OVERLAY IF THE PLANNING AND ZONING BOARD RECOMMENDS  
DISAPPROVAL AND ONLY ALLOW BUSINESSES NOT CONSIDERED A  
BAR/LOUNGE TO SELL ALCOHOL NO LATER THAN 8P.M.**

Ms. Alaniz explained this item is only if the Planning and Zoning Board deny the recommendation for item 7. The item is tabled. Dr. Sokolosky moved to table the item. Mrs. Ramirez seconded. Mr. Keim called for a vote. The motion carried unanimously.

**Agenda Item No. IX    CONSIDER AND TAKE ACTION TO APPROVE THE AMOUNT OF \$6,000.00 FOR THE COMPLETION OF THE “ROCK & ROLL MURALS” ON “A’ ST.**

Ms. Alaniz explained three panels have been completed and we need to pay the artist for these murals. Dr. Sokolosky made a motion. Mr. Pearcy seconded. Mr. Keim called for a vote. The motion carried unanimously.

**Agenda Item No. X    DIRECTOR’S REPOT**

Ms. Alaniz asked if they had any question on the manager’s report. No questions were given.

**Agenda Item No. XI    ADJOURN**

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

The meeting was adjourned at approximately 12:32p.m

Respectfully submitted,

  
Norma Gonzalez