

Board Minutes
Public Improvement Assessment District
Regular Meeting

Tuesday, November 3, 2020

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

ABSENT MEMBERS : Jaime Rodriguez, Jo Wagner

OTHERS PRESENT : Alexis Alaniz, Downtown Director; Norma Gonzalez, Redevelopment Specialist; Gabriel Gonzalez, Guest; Chase Palmer, Guest; Wayne Lowry, Guest

Chairman Lars Keim called the meeting to order at 12:05p.m, November 3, 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

Mr. Lowry introduced himself and is an owner of the Capital One Bank Building at 221 W. Van Buren. He stated they will be doing some light renovations and is excited to be a part of the downtown district. He has been in Harlingen for 13 years and loves the city and community. His goal is to bring 30 full time employees and Senator Eddie Lucio's District Office is moving from Brownsville to Harlingen.

Agenda Item No. III MINUTES FOR APPROVAL: REGULAR MEETING OF SEPTEMBER 1, 2020

Mr. Keim asked members of the board if there was a motion to approve the minutes of the regular meeting of October 6, 2020. After brief review, Mr. Aune made a motion to approve the minutes. Mr. Rodriguez 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 \$12,660 not counting what we will approve today. And our Special Assessments we do have a balance of \$30,000. There were no grants in this board packet.

Agenda Item No. V CONSIDER AND TAKE ACTION TO APPROVE THE SIGNAGE FOR VINTAGE ON JACKSON ST. LOCATED AT 101 E. JACKSON IN ACCORDANCE WITH ARTICLE XVIII- DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained Sunny Glenn submitted signage for the building located at 101 E. Jackson. All signage meets sign allowance. At the very top of the building is The Monte and Allen Transitional Living House with vintage on Jackson sign on the window and door hours and the vintage on Jackson signage on the awning with 101 for their address. Mr. Perez made a motion. Mr. Aune seconded. Discussion followed. A revised motion approving the wording across the top to be The Monty and Amy Allen House. Mr. Perez made a motion. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. VI CONSIDER AND TAKE ACTION TO APPROVE THE STOREFRONT COLORS OF THE BUILDING LOCATED AT 311 W. VAN BUREN IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained the merchant is requesting approval for the storefront colors. The color “Show Stopper” is going to cover the awning, which is already colored red. They are just retouching it. The Color “Rare Grey” is for the body of the building. Staff recommends approval. Mr. Aune made a motion. Mr. Perez seconded. Mr. DeBrooke amended the motion. Mr. DeBrooke is happy to approve the colors but as a condition to approving any storefront grant for this building I would like the bars to be removed. Ms. Alaniz confirmed the bars were going to be removed. Mr. Aune made a motion to approve as long as the bars are removed from the building. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. VII CONSIDER AND TAKE ACTION TO APPROVE THE SECURITY ENHANCEMENT GRANT FOR THE BUILDING LOCATED AT 311 W. VAN BUREN IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY

Ms. Alaniz explained the amount requested is \$644.96 this is half of the proposed lowest bid. Staff recommends approval. Mr. DeBrooke made a motion to approve the security grant if the bars are removed from the building. Mr. Aune seconded. A revised motion was made to consider and take action to approve the security enhancement grant for the building located at 311 W. Van Buren in accordance with Article XVIII – District Overlay along with the removal of the bars. 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 \$4,000.00 FROM THE DOWNTOWN PUBLIC IMPROVEMENT BUDGET FOR DOWNTOWN LIGHTING.

Ms. Alaniz explained this amount requested will cover all the additional lights for the buildings and palm trees of W. Jackson, plus security lights for the alley ways. Staff recommends approval. Mr. Rodriguez made a motion. Mr. Aune seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. IX CONSIDER AND TAKE ACTION TO APPROVE OF PLACEMENT OF "PET STATIONS" FOR THE DOWNTOWN DISTRICT.

Ms. Alaniz explained I went over them with our Executive Board and we are now looking at purchasing them and placing them in the corner beds near the trash cans. Discussion followed. Mr. Aune made a motion. Mr. Hale seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. X CONSIDER AND TAKE ACTION TO APPROVE THE EVENT, "SHOP SMALL SATURDAY SIDEWALK SATE" ON NOVEMBER 28, 2020 FROM 10 A.M. – 2 P.M. AND UP TO \$500 OF ADVERTISEMENT FOR SOCAL DISTANCING AND FACE COVERINGS SIGNAGE TO PARTICIPATING BUISNESSES.

Ms. Alaniz explained this is an event that is going to bring holiday shopping into the Downtown to support our small businesses. Our Health Director is taking a review at the outline of this event, and will provide me with feedback once reviewed. Staff recommends approval. Mr. Perez made a motion. Ms. Ramirez seconded. Mr. Keim called for a vote. The motion carried unanimously

Agenda Item No. XI DIRECTOR'S REPOT

Ms. Alaniz explained I want to thank everyone for coming out to our Baxter Loft Recognition for the Texas Downtown Association Awards. Everyone was in shock when we received this award and were so happy to be able to bring that home to Harlingen. Another thing is I know we canceled our Board of Directors Workshop, so we're going to have to work on that till the next year. We also are working on our new directory and map. No questions were given.

Agenda Item No. XII ADJOURN

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

The meeting was adjourned at approximately 12:39 p.m.

Respectfully submitted,



Norma Gonzalez