

Board Minutes

Public Improvement Assessment District

Regular Meeting

Tuesday, October 6, 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 Gonzalaz, Guest; Rick Kelly, Guest

Vice Chairman John Percy called the meeting to order at 12:05p.m, October 6, 2020, at 209 W. Jackson via Zoom Video Conference, Harlingen, Texas.

Agenda Item No. I WELCOME AND INTRODUCTIONS

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

Agenda Item No. II CITIZEN COMMUNICATION

None.

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

Mr. Percy asked members of the board if there was a motion to approve the minutes of the regular meeting of September 1, 2020. After brief review, Mr. Perez made a motion to approve the minutes. Mr. Aune seconded the motion. Mr. Percy asked if there were any corrections. The motion carried unanimously.

Agenda Item No. IV FINANCIAL UPDATE

Mr. Percy invited Ms. Alaniz to speak on this item. Ms. Alaniz reported that right now we have for our Public Improvements allocated \$21,000. And our Special Assessments we do have a balance of \$30,000. There were no grants in this board packet. Some balances will differ after this board meeting.

Agenda Item No. V CONSIDER AND TAKE ACTION TO APPROVE THE COLOR FOR THE FAÇADE OF THE BUILDING LOCATED ON 220 E. JACKSON STE. A (UPPER CUT CLUB) IN ACCORDANCE WITH ARTICLE XVIII-DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained they are requesting approval for their façade color to be a musky grey. Mr. Aune made a motion. Mr. Perez seconded. Mr. Percy called for a vote. The motion carried unanimously.

Mr. Percy receded over the meeting and Mr. Keim resumed his roll of president.

Agenda Item No. VI CONSIDER AND TAKE ACTION TO APPROVE THE SIGNAGE FOR UPPER CUT CLUB LOCATED AT 220 E. JACKSON IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained the merchant is only requesting approval on the signage on the door at this moment. You will see on the picture that there is one on the big window but that will be eliminated since they are wanting to put a façade signage. For their sign allowance they will be removing the one on the window and only requesting for signage on the door. And this meets all sign allowance. Mr. Aune made a motion. Mr. Rodriguez 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. VII CONSIDER AND TAKE ACTION TO APPROVE THE COLOR FOR THE FAÇADE OF THE BUILDING LOCATED AT 121 S. COMMERCE (HONEY BEE'S). IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY

Ms. Alaniz explained this merchant is requesting approval on the colors of the façade. The proposed colors are Really Teal and Restoration Ivory. The door will be Really Teal and the color Restoration Ivory will be covering the green on the existing color. Mr. Aune made a motion. Mr. Rodriguez 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. VIII CONSIDER AND TAKE ACTION TO APPROVE THE DESIGN FOR JACKSON ST. MARKET DAYS BANNERS.

Ms. Alaniz explained Jackson St. Market Days has submitted a design for their banners to be approved. All we need to approve is the design and they will pay for the banners. Mr. DeBrooke made a motion. Mr. Perez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. IX CONSIDER AND TAKE ACTION TO APPROVE TO ALLOCATE \$4,000 FROM THE DOWNTOWN IMPROVEMENT BUDGET FOR DOWNTOWN BEAUTIFICATION.

Ms. Alexis explained this \$4,000 is done every year and will cover cost for flower beds to be maintained, necessary materials for Juan to maintain the streets/sidewalks, etc. Charlie asked a question regarding the dogs that are being walked up and down Jackson Street and their owners not picking up their mess. Ms. Alaniz said there were signs in Lozano Plaza and we might need to start looking into doing some type of pet bags. Discussion followed. Mr. Aune made a motion. Mr. Rodriguez seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. X CONSIDER AND TAKE ACTION TO APPROVE A KITCHEN VENT HOOD TO BE INSTALLED INSIDE THE BUILDING LOCATED AT 318 W. JACKSON (SOUTH TEXAS SMOKEHOUSE) IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained the property owner has requested approval by the board to add a vent hood for the restaurant. Our Executive Board was looking into this and I'll have Mr. Pearcy explain. Mr. Pearcy stated he is adding a little lean to the porch type structure side of the building and the exhaust duct is underneath the roof and goes through the roof. 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 TRUNK FULL OF JUNK LOCATED AT 109 W. JACKSON IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained the merchant is requesting approval on signage. All signage meets sign allowance. They do have two locations here, one is the auction location and this is the new antique location for them. They already have the signs on the building and I requested that they submit them for your approval. Mr. Perez made a motion. Mr. Aune seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XII CONSIDER AND TAKE ACTION TO APPROVE THE SIGNAGE FOR TRES BOUTIQUE LOCATED AT 316 W. JACKSON IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained the merchant is requesting approval on signage. All signage meets sign allowance. 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 \$4,340 FROM THE PUBIC IMPROVEMENT BUDGET FOR PALM TREE TRIMMING.

Ms. Alaniz explained the palm tree trimming included our newest section to our district W. Jackson and existing boundaries. Discussion followed. Mr. DeBrooke made a motion. Mr. Aune seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XIV CONSIDER AND TAKE ACTION TO APPROVE THE SIGNAGE FOR EL GALLITO FELIZ LOCATED AT 406 W. HARRISON IN ACCORDANCE WITH ARTICLE XVIII – DOWNTOWN DISTRICT OVERLAY.

Ms. Alaniz explained the property owner has requested approval by the board to approve a hand painted signage measuring 5X5 1/2ft. All lettering is going to be outlined white including the rooster. The Shading inside the rooster is either going to be painted black/brown.. Mr. Aune made a motion. Dr. Sokolosky seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XV CONSIDER AND TAKE ACTION TO APPROVE THE FALL CAMPAIGN FOR KRGV CHANNEL 5 NEWS COMMERCIALS.

Ms. Alaniz explained this campaign is for the amount of \$12,800, everything that we offered before in our campaigns is included. This amount is smaller than our previous years due to the lack of participation this year during the pandemic. A lot of businesses are not participating. This covers 12 businesses to participate for \$12,800. Discussion followed. Mr. Aune made a motion. Mr. DeBrooke seconded. Mr. Keim called for a vote. The motion carried unanimously.

Agenda Item No. XVI DIRECTOR'S REPOT

Ms. Alaniz explained within the month of September she had gone to participate in the Census Barbecue and had some interviews with RGV Vision Media and the EDC promoting our shop small in our downtown area. We have two properties for sale excluding FAMSA building. I do have an announcement to make on Oct. 27th we will be having on Facebook live the awards assembly for the Texas Downtown Association. We submitted an application for the best restoration/rehabilitation project. We included the Baxter Building and we are a finalist for that. We will be having the awards live on the Facebook page of Texas Downtown Association. On October 29th we will be having a board workshop and will start at 5:30 p.m. We will have members of the Texas Mainstreet helping with the training and specifics on the overlay. Dr. Sokolosky asked for the overlay to be emailed. Ms. Alaniz asked if they had any questions on her manager's report. No questions were given.

Agenda Item No. XVII ADJOURN

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

The meeting was adjourned at approximately 12:29 p.m.

Respectfully submitted,



Norma Gonzalez