

**Board Minutes**  
**Public Improvement Assessment District**  
**Regular Meeting**

Tuesday, April 2, 2019

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

**ABSENT MEMBERS** : Jo Wagner, Stefania Trimboli, Jaime Rodriguez, Stephanie Sokolosky.

**OTHERS PRESENT** : Edward Meza, Downtown Manager; Alexis Alaniz, Redevelopment Specialist; Rick Kelley, Valley Morning Star; Yolanda Shoffeit, Guest; Jesus Pena, Sir's Martini Lounge; Sonia Pinon, Sir's Martini Lounge; Frank Puente, Guest; Gabe Gonzalez, Asst. City Manager.

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Chairman Charlie Perez called the meeting to order at 12:00 p.m, April 2, 2019, at 209 W. Jackson, Harlingen, Texas.

**Agenda Item No. I WELCOME AND INTRODUCTIONS**

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

**Agenda Item No. II CITIZEN COMMUNICATION**

None.

**Agenda Item No. III MINUTES FOR APPROVAL: REGULAR MEETING OF March 5, 2019  
SPECIAL MEETING OF March 14, 2019**

Mr. Perez asked members of the board if there was a motion to approve the minutes of the regular meeting of March 5, 2019. After brief review, Mr. Aune made a motion to approve the minutes. Mr. Hale seconded the motion. Mr. Perez asked members of the board if there was a motion to approve the minutes of the special meeting of March 14, 2019. After brief review, Mr. Aune made a motion to approve the minutes. Mr. Hale seconded the motion. Mr. Perez asked if there were any corrections. Hearing none, he called for a vote. The motion carried unanimously.

**Agenda Item No. IV FINANCIAL UPDATE**

Mr. Perez invited Mr. Meza to speak on this item. Mr. Meza reported that out of the Special Assessments Grants for the fiscal year of 2018-2019 we originally allocated \$30,000 for the year and we currently have a remaining balance of \$14,647.36. In regards to the Public Improvements, there is a remaining balance of \$4,600.

**Agenda Item No. V      CONSIDER AND TAKE ACTION TO APPROVE PAINT FOR BASE TRIM FOR THE BUILDING LOCATED ON 417 W. VAN BUREN (EL GALLITO) IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.**

Mr. Meza stated that this building is the Rio Grande Grill building. Ms. Alaniz explained the colors as Butternut being the color of the building and Sierra Redwood would be the color of the door. Mr. Aune made a motion. Mrs. Ramirez seconded. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. VI      CONSIDER AND TAKE ACTION TO APPROVE THE HARLINGEN CHAMBER OF COMMERCE TO HAVE THEIR DAY OF THE DEAD CELEBRATION ON SATURDAY, OCTOBER 26 OR SATURDAY, NOVEMBER 2 FROM 6PM-10PM IN DOWNTOWN HARLINGEN IN JACKSON ST. BETWEEN COMMERCE AND 1<sup>ST</sup> AND ON A STREET FROM BOTH NORTH AND SOUTH ALLEYS.**

Mr. Meza explained that The Chamber will be using the same area as Shrimp Fest. Mr. Aune made a motion. Mr. Rodriguez seconded. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. VII      CONSIDER AND TAKE ACTION TO APPROVE THE QUEEN OF PEACE (OUR LADY OF THE ROSARY) PUBLIC PRAYER PROCESSING ON SATURDAY, MAY 18 FROM 7:30AM-9:30AM IN DOWNTOWN HARLINGEN BETWEEN A & 5<sup>TH</sup> STREET FROM BOTH NORTH AND SOUTH ALLEYS.**

Mr. DeBrooke made a motion. Mr. Percy seconded. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. VIII      CONSIDER AND TAKE ACTION TO APPROVE TO HAVE A LOUNGE SERVING LIQUOR AT 309 W. VAN BUREN (SIR'S MARTINI LOUNGE) IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.**

Mr. Meza asked Mr. Pena to speak on this item. Mr. Pena explained that the martini lounge will be more of an up-scaled lounge. This is the former D'Angelos building. Mrs. Ramirez made a motion. Mr. Aune seconded. Discussion followed. Mr. DeBrooke asked about the materials for the storefront as per the picture it wasn't clear. Mr. Perez explained that this item is just to approve serving liquor. The Board of Directors asked Mr. Pena about his hours for the lounge, he stated that his hours for the lounge will be until 2am. Mr. DeBrooke stated that the Downtown District doesn't allow the bars to be open until 2am. Mr. Pena agreed that he would voluntarily stay open 'till 12am. Mr. Meza will look back into the Downtown District overlay for the hours and regulations. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. IX CONSIDER AND TAKE ACTION TO APPROVE PAINT COLOR FOR BASE AND TRIM FOR THE BUILDING LOCATED ON 309 W. VAN BUREN (SIR'S MARTINI LOUNGE) IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.**

Ms. Alaniz explained that the color name is called Sea Serpent but 3X darker. Mr. Keim asked if there is a trim color. Mrs. Pinon said that the trim color will be around the windows in the color gold. Mrs. Ramirez made a motion. Mr. Percy seconded. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. X CONSIDER AND TAKE ACTION TO APPROVE AN INCENTIVE FAÇADE GRANT TO PAY FOR HALF OF THE WORK BY CONTRACTORS TO PAINT THE BASE AND TRIM FOR THE BUILDING LOCATED ON 309 W. VAN BUREN (SIR'S MARTINI LOUNGE) IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.**

Mr. DeBrooke was a little concern about the price of the 2 gallons of paint. Mr. DeBrooke offered to paint the building free of charge. Mr. Perez asked if there was a motion to table the item. Mrs. Ramirez made a motion. Mr. Aune seconded. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. XI CONSIDER AND TAKE ACTION TO APPROVE TO REPLACE OLD WINDOWS WITH TWO NEW WINDOWS ON THE BUILDING LOCATED ON 309 W. VANB BUREN (SIR'S MARTINI LOUNGE) IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.**

Mrs. Pinon explained that the glass block will be replaced with two clear windows. Mr. Aune made a motion. Mr. Percy seconded. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. XII CONSIDER AND TAKE ACTION TO APPROVE AN INCENTIVE FAÇADE GRANT TO PAY FOR HALF OF THE WORK BY THE CONTACTORS TO PLACE TWO NEW WINDOWS FOR THE BUILDING LOCATED ON 309 W. VAN BUREN (SIR'S MARTINI LOUNGE) IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.**

Mr. Percy made a motion. Mr. Aune seconded. Discussion followed. Mr. DeBrooke asked if this will be for a gold finish aluminum frame. Mrs. Pinon agreed. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. XIII CONSIDER AND TAKE ACTION TO APPROVE THE DESIGN, SIZE AND COLOR OF SIGN PROPOSED TO BE LOCATED AT 309 W. VAN BUREN (SIR'S MARTINI LOUNGE) IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.**

Mr. DeBrooke has asked about what material they will be using, Mr. Pena says that the frame will be made up of treated wood. Mr. DeBrooke said that wood is not allowed on the buildings. Mrs. Pinon said that the letters will be acrylic and says that there is no sign, it's just the letters. She doesn't have an exact size as per what size the letters will be, she will give it to us at the next board meeting. Mr. Perez asked if there was a motion to table the item. Mr. DeBrooke made a motion. Mr. Keim seconded. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. XIV CONSIDER AND TAKE ACTION TO APPROVE AN INCENTIVE FAÇADE GRANT TO PAY FOR HALF OF THE NEW SIGN ON 309 W. VAN BUREN (SIR'S MARTINI LOUNGE) IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.**

Mr. Perez asked if there was a motion to table the item. Mr. DeBrooke made a motion. Mrs. Ramirez seconded. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. XV CONSIDER AND TAKE ACTION TO APPROVE PAINT COLOR FOR BASE AND TRIM FOR THE BUILDING LOCATED ON 218 E. JACKSON (BARRI FINANCE) IN ACCORDANCE WITH SECTION 15.07 OF THE CITY OF HARLINGEN ZONING ORDINANCE.**

Mr. DeBrooke made a motion. Mrs. Ramirez seconded. Mr. Perez called for a vote. The motion carried unanimously.

**Agenda Item No. XVI MANAGERS REPORT**

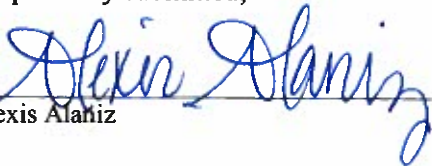
Mr. Meza included that March Madness went very well and explains how Downtown Harlingen is being used as a venue for events. The Downtown District has already included two new events which include, Rotary Shrimp Fest and March Madness. Mr. Meza also stated that a new Fashion Show will take place during Art Night.

**Agenda Item No. XVII ADJOURN**

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

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

Respectfully submitted,

  
Alexis Alaniz