

THE STATE OF TEXAS §
CITY OF BROWNSVILLE §
COUNTY OF CAMERON §

Ricard Abete
Benito Garcia
Anthony Lopez
Ramiro Martinez
Luis Rodolfo Rodriguez

Sofia Benavides
Ramiro Gonzalez
Joey Lopez
Mary Soto Ramirez
Hector Zavala

**NOTICE OF A PUBLIC MEETING OF THE
DOWNTOWN TAX INCREMENT REINVESTMENT ZONE (TIRZ) #3
OF THE CITY OF BROWNSVILLE**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Downtown Tax Increment Reinvestment Zone (TIRZ) 3 of the City of Brownsville, Texas, has scheduled a **Regular Meeting** on **Monday, July 20, 2026, at 5:30 P.M.**, in the Commission Chambers, on the Second Floor of the Brownsville City Hall – Old Federal Building, located at 1001 East Elizabeth Street, Brownsville, Cameron County, Texas, 78520.

Pursuant to Section 551.127, Texas Government Code, one or more Board members, Commissioners, or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

Members of the public, employees, and the City Commission may join via the TEAMS Teleconference Meeting by logging in at:

<https://teams.microsoft.com/meet/252330220482926?p=nhlFzuzqbEhUEooHju>

Meeting ID: 232 028 180 787 65
Passcode: BW6pf9vg

Members of the public who submitted a “Public Comment Form” will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act.

REGULAR MEETING: 5:30 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

- **Non-Agenda Items:** Kindly submit a “Public Comment Form” stating the TIRZ business you wish to speak to an hour before the start of the scheduled meeting time with the Downtown

Manager. Forms are not reserved for anyone nor may time be deferred to anyone. PowerPoint presentations may not be accommodated. This period is limited to five (5) speakers with a time limit of three (3) minutes per speaker.

- **Agenda Items:** Kindly submit a “Public Comment Form” stating which item(s) on the agenda you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Speakers will be allowed to address the Board on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.

- **Time Limits:** The Board shall have the discretion to modify its regulations regarding time limits on public comment if necessary. For example, the time limit may be shortened to accommodate a lengthy agenda or it could be lengthened to allow additional time for discussion on a complicated matter or if there is a need for an interpreter.

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PRESENTATION

1. Riverfront Residential District - Programmatic Concept and Overview - Presentation by Mark Yates

DISCUSSION AND POSSIBLE ACTION:

1. Approval of the minutes of the TIRZ #3 meeting on April 13, 2026.
2. Discussion and consideration of the Capital Improvement Program (CIP) and TIRZ #3 funding for projects identified through community input during the Downtown Renaissance Master Plan process.

REQUEST FOR FUTURE AGENDA ITEMS

ADJOURNMENT

NOTE: This Board Chair has the authority to change the sequence of certain items listed above.

NOTE: The Board reserves the right to discuss any items in Executive Session whenever authorized under the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

NOTE: The City of Brownsville does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of accommodations is encouraged to contact the ADA Coordinator at (956)548-6037 (voice or Relay TX) by Monday, no later than 5:00 P.M., to make proper arrangements.

I certify that a copy of the July 20, 2026, Agenda of items to be considered by the Downtown Tax Increment Reinvestment Zone (TIRZ) #3 was posted on the Bulletin Area at City Hall – Federal Building, a location readily accessible to the public, for at least three (3) business days prior to the scheduled meeting date, in compliance with Chapter 551 of the Texas Government Code. I further certify that the agenda was posted on the City’s website and can be downloaded by accessing <https://www.brownsvilletx.gov/AgendaCenter>.



Allan E. Garces
Downtown Manager