



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Reinvestment Zone No. 3 - Downtown

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Tuesday, September 17, 2024

9:30 AM

Council Chambers

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**Public Notice: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.**

**This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.**

- A. Chairman Mike Pusley to call the meeting to order.**
- B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.**

**TIRZ No. 3 Board Members:**

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|----------------------------|------------------------------|
| • Mike Pusley (Chair)      | Council Member At-Large      |
| • Everett Roy (Vice Chair) | Council Member District 1    |
| • Paulette Guajardo        | Mayor                        |
| • Sylvia Campos            | Council Member District 2    |
| • Roland Barrera           | Council Member District 3    |
| • Daniel R. Suckley        | Council Member District 4    |
| • Gil Hernandez            | Council Member District 5    |
| • Jim Klein                | Council Member At-Large      |
| • Michael T. Hunter        | Council Member At-Large      |
| • Connie Scott             | Nueces County Judge          |
| • Rudy Garza               | Del Mar                      |
| • James Sedwick            | Downtown Management District |

- C. PUBLIC COMMENT:**

**PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE BOARD OF DIRECTORS FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:**

- 1. MAKE A STATEMENT OF FACTUAL INFORMATION.**
- 2. RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.**
- 3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AN AGENDA AT A LATER DATE.**

**D. MINUTES:**

1. [24-1547](#) Approval of the July 30, 2024 Reinvestment Zone No. 3 Regular Meeting Minutes

**E. FINANCIAL REPORT:**

2. [24-1483](#) TIRZ #3 Financial Reports as of July 31, 2024

Sponsors: Finance & Procurement

**F. EXECUTIVE SESSION ITEMS:**

*PUBLIC NOTICE is given that the Board of Directors may elect to go into closed session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meetings Act, Chapter 551 of the Texas Government Code, and that if the Board of Directors specifically expects to go into closed session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the closed session will be publicly announced by the presiding officer.*

3. [24-1409](#) Executive session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving a potential economic development agreement with C&P Monarch, LP and/or related entities regarding development of 1102 S. Shoreline Blvd., and pursuant to Texas Government Code § 551.087 to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations and/or financial or other incentives involving said business prospect.
4. [24-1180](#) Executive session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving a potential economic development agreement with the Education Service Center-Region 2 and/or related entities regarding

development of 209 N. Water St., and pursuant to Texas Government Code § 551.087 to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations and/or financial or other incentives involving said business prospect.

**G. AGENDA ITEMS:**

5. [24-1385](#) Motion to approve a Downtown Development Agreement with Starr Street Properties, LP for improvements to the property located at 511 Starr Street for a total incentive amount not to exceed \$79,714, effective upon signature by the City Manager or designee.

**Sponsors:** Downtown Management District

6. [24-1520](#) Motion to approve a Downtown Development Agreement with Pfluger Architects, Inc. for improvements to the property located at 401 N Chaparral Street Unit C for a total incentive amount not to exceed \$36,867, effective upon signature by the City Manager or designee.

**Sponsors:** Downtown Management District

7. [24-1522](#) Motion to approve a Downtown Development Agreement with Thunderbird Wine & Spirits, LLC for improvements to the property located at 418 Peoples Street for a total incentive amount not to exceed \$20,237, effective upon signature by the City Manager or designee.

**Sponsors:** Downtown Management District

8. [24-1523](#) Motion to approve a Downtown Development Agreement with Loli's Sreatery for improvements to the property located at 601 N Water Street for a total incentive amount not to exceed \$17,160, effective upon signature by the City Manager or designee.

**Sponsors:** Downtown Management District

9. [24-1567](#) Motion to approve Amendment No. 1 to the TIRZ #3 Downtown Development Reimbursement Agreement with C&P Monarch, LP for the property located at 1102 S. Shoreline Boulevard (Holiday Inn Express) to remove the Rooftop Activation Program and pedestrian walking trail scope of work from the Streetscape and Safety Improvement Program, effective upon signature by the City Manager or designee.

**Sponsors:** Downtown Management District

10. [24-1524](#) Motion to approve a Downtown Development Agreement with C&P

Monarch, LP for improvements to the property located at 1102 S. Shoreline Boulevard (Holiday Inn Express) for a total incentive amount not to exceed \$1,080,000, effective upon signature by the City Manager or designee.

**Sponsors:** Downtown Management District

11. [24-1568](#)

Motion to approve a 2nd amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with OK HI-FI, LLC for the property located at 415 D Peoples Street and 424 Schatzell Street to remove the parklet, awning, and parking lot scope of work from the Streetscape and Safety Improvement Program, effective upon signature by the City Manager or designee.

**Sponsors:** Downtown Management District

12. [24-1532](#)

Motion to approve a Downtown Development Agreement with OK Hi-Fi, LLC for the property located at 424 Schatzel Street for a total incentive amount not to exceed \$139,100, effective upon signature by the City Manager or designee.

**Sponsors:** Downtown Management District

13. [24-1386](#)

Motion approving the Service Plan for Fiscal Year 2025 and authorizing renewal of the Interlocal Cooperation Agreement between Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) for one year to encourage the redevelopment of TIRZ #3 in the amount of \$875,000 for program and incentive administration, \$50,000 for downtown park maintenance activities, \$50,000 for downtown right-of-way maintenance activities, \$100,000 for off-duty bike patrol, and \$330,000 for the DMD Match Assessment for a total contracted amount of \$1,405,000.

**Sponsors:** Downtown Management District

H. **PRESENTATION ITEMS:**

*The following items are for discussion only. There will be no action taken and public comment will not be solicited.*

14. [24-1548](#) Downtown Lighting Project Update

15. [24-1387](#) DMD Updates

I. **ADJOURNMENT**

*\* Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*