



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

Tuesday, March 29, 2022

9:30 AM

Council Chambers

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.

- A. Chairman Billy Lerma to call the meeting to order.
- B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

TIRZ No. 3 Board Members:

- Billy Lerma (Chair), Council Member District 1
- Mike Pusley (Vice-Chair), Council Member At-Large
- Roland Barrera, Council Member District 3
- Paulette Guajardo, Mayor
- Gil Hernandez, Council Member District 5
- Michael Hunter, Council Member At-Large
- John Martinez, Council Member At-Large
- Ben Molina, Council Member District 2
- Greg Smith, Council Member District 4
- Barbara Canales, Nueces County Judge
- Susan Hutchinson, 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.**

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PLEASE REFER TO THE CITY'S WEBSITE:

<https://www.cctexas.com/detail/covid-19-public-comment-input-procedures> FOR FURTHER DETAILS ON WRITTEN PUBLIC COMMENT SUBMISSIONS.

D. MINUTES/ EXCUSED ABSENCES:

1. [22-0560](#) Approval of the January 25, 2022 Reinvestment Zone No. 3 Meeting Minutes.

E. FINANCIAL REPORT:

2. [22-0425](#) TIRZ #3 Financial Reports as of January 31, 2022

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. 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.

3. [22-0596](#) **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 regarding possible amendments to economic development agreement(s) involving Agnes Water LLC and/or**

other entities involved with a development at or near 402 S Chaparral in the downtown area **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, including amendments to existing agreements.

G. AGENDA ITEMS:

4. [22-0332](#) Motion to approve an amendment to extend the project completion date for the Downtown Streetscape Reimbursement Agreement with Fieldberry, LLC from February 28, 2022 to December 31, 2022.
5. [22-0498](#) Motion to approve a New Commercial Tenant Finish-Out Program Reimbursement Agreement for HypeByke located at 311 Peoples Street for a total incentive amount not to exceed \$12,000.
6. [22-0499](#) Motion to approve an amendment to extend the project completion date for the Downtown Streetscape Reimbursement Agreement with RAF Real Estate Investments, LLC from March 31, 2022 to September 30, 2022.
7. [22-0517](#) Motion to approve a Downtown Streetscape Reimbursement Agreement with Premier Smiles PLLC for improvements to the property located at 1200 Santa Fe Street for a total incentive amount not to exceed \$17,395.
8. [22-0576](#) Motion authorizing the termination of the existing Streetscape Reimbursement Agreement with Buccaneer Commission, Inc. related to the property located at 1316 N. Chaparral Street by agreement; and authorizing a new Downtown Streetscape Reimbursement Agreement with Buccaneer Commission, Inc. for improvements to the property located at 1415 N. Chaparral Street for a total incentive amount not to exceed \$200,000.

H. PRESENTATION ITEMS: None

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

I. ADJOURNMENT:

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.