



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, September 17, 2024

9:30 AM

Council Chambers

A. Chairman Mike Pusley to call the meeting to order.

Chairman Pusley called the meeting to order at 9:34 a.m.

B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Barrera arrived at 9:42 a.m. and Board Member Hunter arrived at 10:09 a.m.

Present 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent 2 - Board Member Jim Klein, and Board Member Connie Scott

C. PUBLIC COMMENT:

Chairman Pusley referred to Public Comment. There were no comments from the public.

D. MINUTES:

1. 24-1547 Approval of the July 30, 2024 Reinvestment Zone No. 3 Regular Meeting Minutes

Chairman Pusley referred to Item 1.

Board Member Roy moved to approve the minutes, seconded by Board Member Suckley and passed unanimously.

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

E. FINANCIAL REPORT:

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

Chairman Pusley referred to Item 2.

Director of Finance Sergio Villasana presented information on the following topics: TIRZ No. 3 financial position for the ten months ended July 31, 2024; TIRZ No. 3 commitments as of July 31, 2024; project specific development commitments as of July 31, 2024; targeted vacant property improvement commitments as of July 31, 2024; downtown living initiative commitments as of July 31, 2024; commercial finish out commitments as of July 31, 2024; streetscape and safety improvement program commitments as of July 31, 2024; and rooftop activation program commitments as of July 31, 2024.

A Board Member and Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason discussed the following topic: new equity investors are being considered for the 600 Building.

F. EXECUTIVE SESSION ITEMS:

Chairman Pusley referred to Executive Session Items 3 and 4. The Board went into Executive Session at 9:40 a.m. The Board returned from Executive Session at 10:38 a.m.

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.

The following motion was considered:

Motion to direct staff to continue negotiations with C&P Monarch for incentives for Hotel Indigo located at 1102 S. Shoreline under the Streetscape and Safety Program, Project Development Agreement Program, and the Rooftop Activation Program.

Board Member Roy moved to approve the motion, seconded by Board Member Barrera. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

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.

This E-Session Item was discussed in executive session.

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.

Chairman Pusley referred to Item 5.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on House of Rock as follows: project site; current condition; project concept; and recommendation.

There were no questions from the Board Members.

Board Member Roy moved to approve the motion, seconded by Board Member Barrera. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

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.

Chairman Pusley referred to Item 6.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on Pfluger Architects, Inc. as follows: project site; current condition (interior); current condition (exterior); project concept (interior); project concept (exterior); project concept (floor plan); and recommendation.

There were no questions from the Board Members.

Board Member Campos moved to approve the motion, seconded by Board Member Hernandez. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

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.

Chairman Pusley referred to Item 7.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on Thunderbird Wine and Spirits as follows: project site; current condition (interior); current condition (exterior); project concept; project concept (branding); and recommendation.

There were no questions from the Board Members.

Board Member Barrera moved to approve the motion, seconded by Board Member Hernandez. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

8. [24-1523](#) Motion to approve a Downtown Development Agreement with Loli's Streatery 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.

Chairman Pusley referred to Item 8.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on Streat Corner by Loli's as follows: project site; current condition; project concept; and recommendation.

There were no questions from the Board Members.

Board Member Campos moved to approve the motion, seconded by Board Member Guajardo. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

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.

Chairman Pusley referred to Item 9.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the first amendment to the Holiday Inn Express as follows: project site; before photos; current progress; and recommendation.

There were no questions from the Board Members.

Board Member Campos moved to approve the motion, seconded by Board Member Guajardo. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

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.

Chairman Pusley referred to Item 10.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the Holiday Inn Express Rooftop as follows: project site; before photos; current progress; project concept; and recommendation.

There were no questions from the Board Members.

Board Member Roy moved to approve the motion, seconded by Board Member Hernandez. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

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.

Chairman Pusley referred to Item 11.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the second amendment OK HI-FI Parking Lot as follows: project site; before photos; current progress; and recommendation.

There were no questions from the Board Members.

Board Member Barrera moved to approve the motion, seconded by Board Member Suckley. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

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.

Chairman Pusley referred to Item 12.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the OK HI-FI parking lot as follows: project site; timeline of events; before photos; current progress; current project concept; new project concept; and recommendation.

There were no questions from the Board Members.

Board Member Campos moved to approve the motion, seconded by Board Member Roy. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

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.

Chairman Pusley referred to Item 13.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the FY 25 service plan presentation as follows: about the DMD; FY 2025 funding model; organizational chart; advisory council; FY 2024 service plan summary; district operations; placemaking-strategies; placemaking-2023 holiday series; placemaking-2024 mural fest; economic development; economic development-FY 24 new business openings; economic development-projects in development; promotions; promotions-communication channels; promotions-micro communities; promotions-signature experiences; organizational management-boundary change; DMD impacts; DMD impacts-area visitorship; and new TIRZ initiatives for FY 2025.

There were no questions from the Board Members.

Board Member Guajardo moved to approve the motion, seconded by Board Member Hunter. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member Jim Klein, and Board Member Connie Scott

Abstained: 0

H. PRESENTATION ITEMS:

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

Chairman Pusley referred to Item 14.

Director of Economic Development Arturo Marquez presented information on the Downtown Lighting Improvements Projects as follows: project overview; existing globe lights; replacement strategy; cost breakdown; timeline; pole replacement; and next steps.

A Board Member and Director Marquez discussed the following topic: AEP partnered with the City to replace 48 lights with LED light bulbs.

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

Chairman Pusley referred to Item 15.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the DMD updates as follows: placemaking; Artesian Park; La Retama Park; Agnes/Laredo gateway; project recap for FY 24-approved projects completed; and project recap for FY 24-approved projects in development.

A Board Member and Executive Director Barrera Mason discussed the following topic:
whether bars are required to sell food in order to be eligible for TIRZ funding.

I. ADJOURNMENT

There being no further business, Chairman Pusley adjourned the meeting at 10:54 a.m.