



# 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 19, 2023

9:45 AM

Corpus Christi Regional Transportation  
Authority, 602 N. Staples St., 2nd Floor Board  
Room (Rm. 210)

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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 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:

- Mike Pusley (Chair) Council Member At-Large
- Everett Roy (Vice Chair) Council Member District 1
- Paulette Guajardo Mayor
- Sylvia Campos Council Member District 2
- Rolando 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. [23-1540](#) Approval of the Reinvestment Zone No. 3 July 25, 2023 Regular Meeting Minutes and August 15, 2023 Special Meeting Minutes

**E. FINANCIAL REPORT:**

2. [23-1469](#) TIRZ #3 Financial Reports as July 31, 2023

**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. [23-1537](#) **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 Thirsty Corpus LLC and/or related entities regarding development of 1002 N Chaparral 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.

4. [23-1536](#) **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.

**G. AGENDA ITEMS:**

5. [23-1535](#) Resolution approving the Tax Increment Reinvestment Zone #3 Amended

Project & Financing Plan, which includes language regarding revitalization and cleaning of the Zone and the creation of a new Rooftop Activation incentive program.

6. [23-1534](#) Motion approving the Service Plan for Fiscal Year 2024 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, and \$50,000 for downtown right-of-way maintenance activities for a total contracted amount of \$975,000.
  
7. [23-1542](#) Resolution authorizing an amendment to the FY 2023-24 Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) budget, which increases expenditures by \$1,944,727.00 for the increased funding for the Corpus Christi Downtown Management District's (DMD) interlocal agreement and one-time expenditures requested by the DMD outside of the interlocal agreement.
  
8. [23-1531](#) Motion authorizing a Downtown Development Reimbursement Agreement with C&P Monarch, LP for improvements to the property located at 1102 S Shoreline Boulevard for a total incentive amount not to exceed \$2,000,000.00, subject to City Council approval of the Rooftop Activation Program as part of an amendment to the TIRZ #3 Project and Financing Plan.
  
9. [23-1532](#) Motion authorizing a Downtown Development Reimbursement Agreement with Thirsty Corpus, LLC for a development located at 1002 N. Chaparral Street for a total incentive amount not to exceed \$718,500.

**H. PRESENTATION ITEMS:**

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

10. [23-1533](#) DMD Placemaking & Economic Development Project 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.*