



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

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

Chairman Pusley called the meeting to order at 9:56 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.

**Present** 11 - 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, Board Member Connie Scott, and Board Member Rudy Garza

**Absent** 1 - Board Member Jim Klein

**C. PUBLIC COMMENT:**

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

**D. MINUTES:**

- 23-1540** Approval of the Reinvestment Zone No. 3 July 25, 2023 Regular Meeting Minutes and August 15, 2023 Special Meeting Minutes

Chairman Pusley referred to Item 1.

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

**E. FINANCIAL REPORT:**

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

Chairman Pusley referred to Item 2.

Interim Director of Finance and Procurement Alma Casas presented information on the following topics: TIRZ No. 3 financial position for the ten months ended July 31, 2023; TIRZ No. 3 commitments as of July 31, 2023; project specific development commitments as of July 31, 2023; targeted vacant property improvement commitments as of July 31,

2023; downtown living initiative commitments as of July 31, 2023; commercial tenant finish out commitments as of July 31, 2023; and streetscape and safety improvement program commitments as of July 31, 2023.

There were no questions from the Board Members.

**F. EXECUTIVE SESSION ITEMS:**

Chairman Pusley referred to Executive Session Items 3 and 4. The Board went into Executive Session at 10:00 a.m. The Board returned from executive session at 10:36 a.m.

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.

This E-Session Item was discussed in executive session.

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.

This E-Session Item was discussed in executive session.

**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.

Chairman Pusley referred to Item 5.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: revitalization services; and new TIRZ #3 program proposal: rooftop activation program.

A Board Member and Executive Director Barrera Mason discussed the following topics: a Board Member's request that the DMD require a minimum square footage for a rooftop patio.

Board Member Hernandez moved to approve the resolution, seconded by Board Member Hunter. This Resolution was passed and approved with the following vote:

**Aye:** 11 - 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, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 1 - Board Member Jim Klein

**Abstained:** 0

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.

Chairman Pusley referred to Item 6.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: table of contents; TIRZ #3 history; about the DMD; FY 2023 funding model; DMD renewal and expansion 2033; downtown districts in Texas; boundary expansion options; boundary change; levy change; FY 2024 funding model; DMD contract analysis; new TIRZ initiatives for FY 2024; and FY 23 service plan summary update.

Board Members, Assistant City Manager Heather Hurlbert, and Executive Director Barrera Mason discussed the following topics: whether areas outside of the DMD are receiving services that the DMD is funding; to be mindful about the limited parking downtown, as well as the importance of adding more lighting to the downtown area; and a Board Member's desire to include uptown in the downtown TIRZ expansion.

Board Member Roy moved to approve the motion, seconded by Board Member

Campos. This Motion was passed and approved with the following vote:

**Aye:** 11 - 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, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 1 - Board Member Jim Klein

**Abstained:** 0

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.

Chairman Pusley referred to Item 7.

Assistant City Manager Heather Hurlbert presented information on the following topics: DMD requested budget items; DMD requested projects; and additional DMD requested budget items.

There were no questions from the Board Members.

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

**Aye:** 10 - Board Member Roland Barrera, 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, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 2 - Board Member Paulette Guajardo, and Board Member Jim Klein

**Abstained:** 0

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.

Chairman Pusley referred to Item 8.

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 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, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 2 - Board Member Paulette Guajardo, and Board Member Jim Klein

**Abstained:** 0

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.

Chairman Pusley referred to Item 9.

There were no questions from the Board Members.

Board Member Roy moved to amend the motion authorizing the 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 \$668,500, seconded by Board Member Barrera and passed unanimously.

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

**Aye:** 10 - Board Member Roland Barrera, 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, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 2 - Board Member Paulette Guajardo, and Board Member Jim Klein

**Abstained:** 0

#### H. PRESENTATION ITEMS:

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

This Item was postponed to an unspecified date.

#### I. ADJOURNMENT

There being no further business, Chairman Pusley adjourned the meeting at 11:02 a.m.