



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, June 27, 2023

9:30 AM

Council Chambers

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

Chairman Pusley called the meeting to order at 9:32 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 Guajardo arrived at 9:35 a.m. Board Member Sedwick participated by video conference.

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 Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent 1 - Board Member Connie Scott

C. PUBLIC COMMENT:

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

D. MINUTES:

1. 23-1034 Approval of the May 23, 2023 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 Klein and passed unanimously.

E. FINANCIAL REPORT:

2. [23-0930](#) TIRZ #3 Financial Reports as of April 30, 2023

Chairman Pusley referred to Item 2.

Interim Director of Finance Alma Casas presented information on the following topics:
TIRZ No. 3 financial position for the seven months ended April 30, 2023; TIRZ No. 3

commitments as of April 30, 2023; project specific development commitments as of April 30, 2023; targeted vacant property improvement commitments as of April 30, 2023; downtown living initiative commitments as of April 30, 2023; commercial tenant finish out commitments as of April 30, 2023; and streetscape and safety improvement program commitments as of April 30, 2023.

A Board Member and Executive Director of Downtown Management District Alyssa Barrera Mason discussed the following topic: the developers are in the process of rebidding the construction of the 600 Building.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. [23-1060](#) Motion to authorize a downtown reimbursement agreement with Elevate QOF LLC, for the project located at 301, 305, 309, 315 N Chapparral Street and 302, 310, 314 Mesquite Street, under the Project Specific Development Agreement program for a total incentive amount not to exceed \$1,550,000.

Chairman Pusley referred to Item 3.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the Homewood Suites: project site and concept; current condition; and project concept.

There were no questions from the Board Members.

Board Member Barrera moved to approve the motion, seconded by Board Member Hunter. 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 Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 1 - Board Member Connie Scott

Abstained: 0

4. [23-1061](#) Motion to authorize a downtown reimbursement agreement with 611 Commerce Venue Hall LLC, for the project located at 605 Mesquite Street, under the Targeted Vacant Building Program for a total incentive amount not to exceed \$531,695.

Chairman Pusley referred to Item 4.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: 605 Elite; and project site and concept.

Board Members and Executive Director Barrera Mason discussed the following topics: the developers are in the process of finalizing their building permits; a Board Member's request to ensure that the developers keep their bids up to date; and a Board Member's concern with the structural integrity of this building.

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 Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 1 - Board Member Connie Scott

Abstained: 0

H. PRESENTATION ITEMS:

5. [23-1063](#) Presentation and discussion on the Proposed FY 2023 - 2024 Tax Increment Reinvestment Zone (TIRZ) #3 Budget

Chairman Pusley referred to Item 5.

Director of Management and Budget Eddie Houlihan and Assistant City Manager Heather Hurlbert presented information on the following topics: budget overview; budgeted revenues; program details; program budget; proposed expenses; DMD management contract; additional funding components; and DMD requested projects.

Board Members, Director Houlihan, Assistant City Manager Hurlbert, and Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason discussed the following topics: a Board Member's request to consider solar lighting for the requested projects; the clean team manager is mindful of including drought resistant plants in their design; adding bike lanes to the Water Street project is being discussed; the return on the downtown investment positively impacts our community; the 600 Building project will be accounted for in a future budget; the budget can be amended for larger projects to fit within this current budget; a Board Member's request that quarterly reports be provided for downtown building repairs; a Board Member's desire to increase the DMD budget; a Board Member's wish to extend the DMD to Six Points; a request for the DMD to implement a lighting plan for the downtown area, along with contacting corporate sponsors to fund this project; and the DMD's recommendation is to resurface the Norma Urban Park.

I. ADJOURNMENT

There being no further business, Chairman Pusley adjourned the meeting at 10:30 a.m.