



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

Tuesday, March 30, 2021

9:30 AM

Council Chambers

SPECIAL MEETING

- A. Chair 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:

PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THIS BOARD/COMMISSION/COMMITTEE (Board). To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and Boards. This meeting will be broadcast at cctexas.com/services/council-meeting-agendas-minutes-video. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Boards should be provided in writing, in the form of an e-mail or by using the **PUBLIC COMMENT/INPUT FORM** located on the City Secretary's webpage (**PREFERRED METHOD**) and shall be e-mailed to NormaD2@cctexas.com no later than five minutes after the start of each meeting of the Board meetings. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Boards prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via video conference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.

D. MINUTES: NONE

E. FINANCIAL REPORT: None

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.

- 1. 21-0393** **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 the TIRZ #3 Reimbursement Agreement with Fieldberry, LLC. regarding development, re-development, or expansion of the development at 702 N Chaparral Street; 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.

2. **21-0394** **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 the TIRZ #3 Reimbursement Agreement with WATERSTREET, LTD. regarding development, re-development, or expansion of the development at 1902 N 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:

3. [21-0415](#) Motion approving an amendment to the Tax Increment Reinvestment Zone #3 Project & Financing Plan to expand the Streetscape and Safety Improvement Program.

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

** 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.*