



# 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, March 30, 2021

9:30 AM

Council Chambers

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#### SPECIAL MEETING

**A. Chair Billy Lerma to call the meeting to order.**

Chairman Lerma called the meeting to order at 9:31 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 Members Paulette Guajardo, Barbara Canales, Michael Hunter and Susan Hutchinson participated by video conference. Board Member Hutchinson arrived at 9:50 a.m.**

**Present** 10 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Mike Pusley, and Board Member James Sedwick

**Absent** 2 - Board Member Ben Molina, and Board Member Greg Smith

**C. PUBLIC COMMENT:**

Chairman Lerma referred to Public Comment. There were no written public comments submitted.

**D. MINUTES: NONE**

**E. FINANCIAL REPORT: None**

**G. AGENDA ITEMS:**

**3.** Motion approving an amendment to the Tax Increment Reinvestment Zone #3 Project & Financing Plan to expand the Streetscape and Safety Improvement Program.

**Executive Director of the Downtown Management District Alyssa Barrera Mason presented information on the following topics: this is a request to modify the project plan for clarification on the streetscape program.**

**Board Members and Director Mason discussed the following topics: businesses need to get permission from traffic engineering for design guidelines; and there is currently nothing in place for shade structure designs, but the downtown management team will look into it.**

**Board Member Barrera made a motion to approve the motion, seconded by Board Member Pusley. The Motion was passed and approved with the following vote:**

**Aye:** 10 - Board Member Lerma, Board Member Barrera, Board Member Canales, Board Member Guajardo, Board Member Hernandez, Board Member Hunter, Board Member Hutchinson, Board Member Martinez, Board Member Pusley, and Board Member Sedwick

**Absent:** 2 - Board Member Molina, and Board Member Smith

**Abstained:** 0

#### **F. EXECUTIVE SESSION ITEMS:**

**Chairman Lerma referred to Executive Session Items 1 and 2. The Board Members went into Executive Session at 9:38 a.m. The Board Members returned from Executive Session at 9:55 a.m.**

- 1. 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.**

**This E-Session Item was passed in executive session.**

**Board Member Martinez made a motion authorizing a downtown development reimbursement agreement with Fieldberry, LLC, in an amount not to exceed \$26,270.00 for improvements to the property located at 702 N Chaparral under the streetscape and safety improvement program, subject to City Council approval of the amended project and financing plan, seconded by Board Member Barrera.**

**The Motion was passed and approved with the following vote:**

**Aye:** 10 - Board Member Lerma, Board Member Barrera, Board Member Canales, Board Member Guajardo, Board Member Hernandez, Board Member Hunter, Board Member Hutchinson, Board Member Martinez, Board Member Pusley, and Board Member Sedwick

**Absent:** 2 - Board Member Molina, and Board Member Smith

Abstained: 0

2. **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.

**This E-Session Item was passed in executive session.**

**Board Member Martinez made a motion authorizing a downtown development reimbursement agreement with WATERSTREET, LTD, in an amount not to exceed \$23,280.00 for improvements to the property located at 1902 N Shoreline Blvd under the new commercial tenant finish out program, seconded by Board Member Barrera.**

**The Motion was passed and approved with the following vote:**

**Aye:** 10 - Board Member Lerma, Board Member Barrera, Board Member Canales, Board Member Guajardo, Board Member Hernandez, Board Member Hunter, Board Member Hutchinson, Board Member Martinez, Board Member Pusley, and Board Member Sedwick

**Absent:** 2 - Board Member Molina, and Board Member Smith

**Abstained:** 0

H. **PRESENTATION ITEMS: None**

I. **ADJOURNMENT**

**This meeting was adjourned at 9:57 a.m.**

*\* 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.*