



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, September 20, 2022

9:30 AM

Council Chambers

A. Chairman Billy Lerma to call the meeting to order.

Chairman Lerma called the meeting to order at 9:35 a.m.

B. Assistant City Secretary Ruth Bocchino to call roll of the Corporation Directors.

Assistant City Secretary Ruth Bocchino called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Pusley arrived at 9:37 a.m., Board Member Hernandez arrived at 9:39 a.m., and Board Member Canales attended by video conference.

Present 12 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

C. PUBLIC COMMENT:

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

D. MINUTES:

1. 22-1625 Approval of the August 30, 2022 Special Meeting Minutes

Chairman Lerma referred to Item 1.

Board Member Guajardo made a motion to approve the minutes, seconded by Board Member Molina and passed unanimously.

Aye: 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

Absent: 1 - Board Member Gil Hernandez

Abstained: 0

E. FINANCIAL REPORT:

2. [22-1626](#) TIRZ #3 Financial Reports as of July 31, 2022

Chairman Lerma referred to Item 2.

Director of Finance Heather Hurlbert presented information on the following topics: TIRZ No. 3 financial positions for the ten months ended July 31, 2022; TIRZ No. 3 commitments as of July 31, 2022; project specific development commitments as of July 31, 2022; vacant property improvement commitments as of July 31, 2022; downtown living initiative commitments as of July 31, 2022; new commercial tenant finish out commitments as of July 31, 2022; and streetscape and safety improvement program commitments as of July 31, 2022.

There were no questions from the Board.

F. **EXECUTIVE SESSION ITEMS:**

Chairman Lerma referred to Executive Session Item 3. The Board Members went into Executive Session at 9:41 a.m. The Board Members returned from Executive Session at 10:06 a.m.

3. [22-1632](#) **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 regarding possible economic development agreement(s) involving Neptune Fitness, LLC and/or other entities involved with the project located at or near 1001 2nd 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 in the estimated amount of \$18,299.00 involving said business prospect.

This E-Session Item was passed after executive session.

The following motion was considered:

Motion authorizing a downtown development reimbursement agreement with Neptune Fitness LLC, in an amount not to exceed \$18,299, for improvements to the property located at 1001 2nd Street under the Commercial Finish-Out Program.

Board Member Barrera made a motion to approve the motion, seconded by Board Member Hunter and approved with the following vote:

Aye: 12 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

Abstained: 0

Enactment No:

G. AGENDA ITEMS:

4. [22-1634](#) Motion to approve a Service Plan for Fiscal Year 2023 and renew the Interlocal Cooperation Agreement between Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of TIRZ #3 in the amount of \$665,000 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 \$765,000.

Chairman Lerma referred to Item 4.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: overview; about the DMD vision and mission; about our team; FY 2022 highlights; proposed FY 2023 budget; district operations; placemaking; Water Street reimaged; shoreline pedestrian improvements; upper and lower Broadway Bluff; Agnes/Laredo Entryway; economic development; realizing the potential; promotions; organizational management; and metrics and benchmarks.

Board Members and Executive Director Barrera Mason discussed the following topics: the marina is included in the downtown TIRZ; identifying available spaces with a Marina Master Plan is the goal for bringing in new businesses to the T-Heads; the DMD coordinates with the Parks and Recreation department to bring in events such as the October Artwalk which includes the A&M Corpus Christi Oso Bay Biennial; and Visit Corpus Christi is very involved with the holiday series.

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

Aye: 12 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

Abstained: 0

H. PRESENTATION ITEMS:

5. [22-1639](#) 2022 Parking Garage Feasibility Study Update

Chairman Lerma referred to Item 5.

Executive Director of Downtown Management District Alyssa Barrera Mason presented information on the following topics: innovation cluster boundary; fully developed innovation cluster; parking demand analysis; proposed future garage sites; future parking inventory; future parking adequacy; site study; site 1 concept; site 2 concept; base concept; design concept 1-unify fragments; design concept 2-monumental stairs; benchmarking; assumed costs; funding mechanisms; pro forma assumptions; parking rate benchmarking; parking pro forma-revenue; parking pro forma-expenses; parking pro forma-summary; and parking garage feasibility study-findings.

Board Members and Executive Director Barrera Mason discussed the following topics: a Board Member's request for the amount of revenue received from downtown parking; \$25,000 per parking space is the industry standard price; a Board Member's request to consider using the Regional Transportation Authority (RTA) as an option to manage parking facilities; a Board Member believes that the focus needs to be bringing more people to the downtown area before building a parking garage; and a Board Member's request for the DMD to discuss with Texas A&M University-Corpus Christi to help fund a parking garage project.

I. ADJOURNMENT

Chairman Lerma adjourned the meeting at 11:03 a.m.