



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

Tuesday, May 13, 2025

9:30 AM

Council Chambers

Public Notice: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.

- A. Chairman Everett Roy to call the meeting to order.**
- B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.**

TIRZ No. 3 Board Members:

- | | |
|-------------------------------|---------------------------------------|
| • Everett Roy (Chair) | Council Member District 1 |
| • Carolyn Vaughn (Vice Chair) | Council Member At-Large |
| • Paulette Guajardo | Mayor |
| • Sylvia Campos | Council Member District 2 |
| • Eric Cantu | Council Member District 3 |
| • Kaylynn Paxson | Council Member District 4 |
| • Gil Hernandez | Council Member District 5 |
| • Roland Barrera | Council Member At-Large |
| • Mark Scott | Council Member At-Large |
| • Mike Pusley | Nueces County Commissioner Precinct 1 |
| • Rudy Garza | Del Mar |
| • James Sedwick | Downtown Management District |

- C. PUBLIC COMMENT:**

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE BOARD OF DIRECTORS FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

- 1. MAKE A STATEMENT OF FACTUAL INFORMATION.**
- 2. RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.**
- 3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AN AGENDA AT A LATER DATE.**

D. MINUTES:

1. [25-0662](#) Approval of the March 25, 2025 meeting minutes

E. FINANCIAL REPORT:

2. [25-0691](#) TIRZ #3 Financial Reports as of March 31, 2025

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.

3. [25-0322](#) 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 YC Texas Hotel, LLC and/or related entities regarding development of 601 N Water Street., and pursuant to Texas Government Code § 551.087 to discuss and 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. CONSENT AGENDA ITEMS (ITEMS 4-9):

4. [25-0360](#) Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with YC Texas Hotel, LLC for the property located at 601 N Water Street, to change project name and hotel

brand from Hotel Arya to Hilton Spark and a project extension from May 30, 2025 to December 31, 2026, effective upon signature by the City Manager or designee.

5. [25-0624](#)

Motion to approve a Downtown Development Agreement with Water Street Market, LLC for improvements to the property located at 320 A Lomax Street for a total incentive amount not to exceed \$22,300, effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program to be paid out in FY 2026.

6. [25-0625](#)

Motion to approve a Downtown Development Agreement with Heritage Outfitters Inc. for improvements to the property located at 601 N Water Street for a total incentive amount not to exceed \$68,329, effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program to be paid out in FY 2026.

7. [25-0626](#)

Motion to approve a Downtown Development Agreement with Loli's Sreatery, LLC for improvements to the property located at 601 N Water Street for a total incentive amount not to exceed \$32,424, effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program to be paid out in FY 2026.

8. [25-0627](#)

Motion to approve a Downtown Development Agreement with Fosters Dynamic Design, LLC for improvements to the property located at 605 Mesquite Street for a total incentive amount not to exceed \$523,534, effective upon signature by the City Manager or designee from the TIRZ #3 Targeted Vacant Property Improvement Program and Streetscape and Safety Improvement Program to be paid out in FY 2026.

9. [25-0629](#)

Motion authorizing the Police Department Headquarters (PDHQ) Lighting Project Concept Study in the amount of \$36,280, PDHQ Lighting Project Design Assessment in the amount of \$84,072, and Off-Duty Police Department Patrol in the amount of \$60,000 for a total amount not to exceed \$180,352, and reallocating \$180,352 from the Tax Increment Reinvestment Zone #3 fund and amending the FY 2025 budget.

H. **PRESENTATION ITEMS:**

The following items are for discussion only. There will be no action taken and public comment will not be solicited.

10. [25-0723](#)

Presentation on The Economic Impact of Artwalk 2024

11. [25-0728](#) Presentation and discussion on the Proposed FY 2025-2026 Tax Increment Reinvestment Zone (TIRZ) #3 Budget
12. [25-0628](#) DMD Updates

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.*