



## Meeting Minutes

### Reinvestment Zone No. 3 - Downtown

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Tuesday, November 28, 2023

9:30 AM Corpus Christi Regional Transportation Authority, 602 N.  
Staples St., 2nd Floor Board Room (Rm. 210)

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

Chairman Pusley 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.

**Present**      9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza

**Absent**        3 - Board Member Michael Hunter, Board Member Jim Klein, and Board Member Everett Roy

**C. PUBLIC COMMENT:**

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

**D. MINUTES:**

**1. 23-1883 Approval of the September 19, 2023 Reinvestment Zone No. 3 Minutes**

Chairman Pusley referred to Item 1.

Board Member Guajardo moved to approve the minutes, seconded by Board Member Barrera and passed unanimously.

**E. FINANCIAL REPORT:**

**2. [23-1823](#) TIRZ #3 Financial Reports as September 30, 2023**

Chairman Pusley referred to Item 2.

Interim Director of Finance and Procurement Alma Casas presented information on the following topics: TIRZ No. 3 financial position for the twelve months ended September 30, 2023; TIRZ No. 3 commitments as of September 30, 2023; project specific development commitments as of September 30, 2023; targeted vacant property improvement commitments as of September 30, 2023; downtown living initiative

commitments as of September 30, 2023; commercial finish out commitments as of September 30, 2023; streetscape and safety improvement program commitments as of September 30, 2023; and rooftop activation program commitments as of September 30, 2023.

There were no questions from the Board Members.

**F. EXECUTIVE SESSION ITEMS:**

3. [23-1896](#) **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 economic development agreement(s) involving Agnes Water LLC and/or other entities involved with a development at or near 401 Water Street in the downtown area.

This E-Session Item was withdrawn.

**G. AGENDA ITEMS:**

4. [23-1784](#) Motion to approve a Downtown Development Reimbursement Agreement with 101 Shoreline, LTD for improvements to the property located at 101 N Shoreline Boulevard for a total incentive amount not to exceed \$21,827.

Chairman Pusley referred to Item 4.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the Bay Building as follows: project site; current condition; project concept; and recommendation.

There were no questions from the Board Members.

Board Member Barrera moved to approve the motion, seconded by Board Member Suckley. This Motion was passed and approved with the following vote:

**Aye:** 9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 3 - Board Member Michael Hunter, Board Member Jim Klein, and Board Member Everett Roy

**Abstained:** 0

5. [23-1786](#) Motion to approve a Downtown Development Agreement with 500 Shoreline, LLC for improvements to the property located at 500 N Shoreline Boulevard for a total incentive amount not to exceed \$162,446.

Chairman Pusley referred to Item 5.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the Plains Capital Bank Tower as follows: project site; current condition; project concept; and recommendation.

Board Members, Executive Director Barrera Mason, and Assistant City Attorney Aimee Alcorn-Reed discussed the following topics: the total investment for the Plains Capital Bank Tower is \$324,000; and to ensure the landscaping investment is protected, staff will add a five-year maintenance requirement on all landscaping agreements.

Board Member Barrera moved to approve the motion, seconded by Board Member Guajardo. This Motion was passed and approved with the following vote:

**Aye:** 9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 3 - Board Member Michael Hunter, Board Member Jim Klein, and Board Member Everett Roy

**Abstained:** 0

6. [23-1788](#) Motion to approve an amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with OK HI-FI, LLC for improvements to the properties located at 415 D Peoples Street and 424 Schatzel Street for Phase Two incentive amount not to exceed \$68,075, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 6.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the OK HI-FI as follows: project site; current condition (interior); project concept; current condition (exterior); project concept; and recommendation.

There were no questions from the Board Members.

Board Member Barrera moved to approve the motion, seconded by Board Member Campos. This Motion was passed and approved with the following vote:

**Aye:** 9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 3 - Board Member Michael Hunter, Board Member Jim Klein, and Board Member Everett Roy

**Abstained:** 0

7. [23-1785](#) Motion to approve a 3rd amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with 1001 N Water Street, LLC for the property

located at 1001 N Water Street, which provides the developer with an extension for the completion date from December 31, 2023 to September 30, 2024.

Chairman Pusley referred to Item 7.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on The Northwater Apartments as follows: project site; before photos; and current progress.

Board Members and Executive Director Barrera Mason discussed the following topics: a Board Member thanked the developer for their investment in this property; these units will be one bedroom studio apartments; and these apartments will bring a positive impact to the area.

Board Member Guajardo moved to approve the motion, seconded by Board Member Barrera. This Motion was passed and approved with the following vote:

**Aye:** 9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 3 - Board Member Michael Hunter, Board Member Jim Klein, and Board Member Everett Roy

**Abstained:** 0

8. [23-1783](#) Resolution approving an eleventh amendment to the Tax Increment Reinvestment Zone (TIRZ) #3 Project & Financing Plan to expand the eligibility of improvements made by a landlord under the Commercial Finish-Out Grant Program to allow for reimbursement for the cost of adding walls to separate existing spaces into more than one retail space.

Chairman Pusley referred to Item 8.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: project plan overview; and commercial finish-out program.

There were no questions from the Board Members.

Board Member Barrera moved to approve the motion, seconded by Board Member Campos. This Motion was passed and approved with the following vote:

**Aye:** 9 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Mike Pusley, Board Member James Sedwick, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Connie Scott, and Board Member Rudy Garza

**Absent:** 3 - Board Member Michael Hunter, Board Member Jim Klein, and Board Member Everett Roy

Abstained: 0

**H. PRESENTATION ITEMS:**

**9. [23-1789](#) DMD Placemaking & Economic Development Project Updates**

Chairman Pusley referred to Item 9.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: placemaking; RFQ: on-call architecture and engineering services; downtown parking; holiday installation schedule; lighting survey; economic development; food/non-alcoholic drink options policy; Buc Commission (update); and Law Office of Jason Wolf (update).

Board Members and Executive Director Barrera Mason discussed the following topics: a concern about vacant properties in the downtown area being used as parking lots; DMD proposes a pervious cover for the downtown parking lots; and a Board Member recommends implementing guidelines for parking lot maintenance.

**I. ADJOURNMENT**

There being no further business, Chairman Pusley adjourned the meeting at 10:12 a.m.