



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

Tuesday, January 25, 2022

9:30 AM

Council Chambers

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.

- A. Chairman 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:

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.**

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PLEASE REFER TO THE CITY'S WEBSITE:

<https://www.cctexas.com/detail/covid-19-public-comment-input-procedures> FOR FURTHER DETAILS ON WRITTEN PUBLIC COMMENT SUBMISSIONS.

D. MINUTES:

1. [22-0179](#) Approval of the October 26, 2021 Reinvestment Zone No. 3 and December 14, 2021 Reinvestment Zone No. 3 Special Meeting.

E. FINANCIAL REPORT:

2. [22-0115](#) TIRZ #3 Financial Reports as of November 30, 2021

Sponsors: Finance & Procurement

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. 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.

3. [22-0172](#) **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 326 N Chaparral LLC and/or other entities involved**

with a commercial development at 326 N Chaparral in the downtown area **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 an amount not to exceed \$169,000 involving said business prospect.

Sponsors: Downtown Management District

4. [22-0173](#) **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 RDCC Mushroom Soup LLC and/or other entities involved with a residential/mixed-use development at 222 N Chaparral in the downtown area **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 an amount not to exceed \$470,000 involving said business prospect.

Sponsors: Downtown Management District

5. [22-0174](#) **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 1301 N Chaparral LLC and/or other entities involved with a residential/mixed-use development at 1301 N Chaparral in the downtown area **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 an amount not to exceed \$225,000 involving said business prospect.

Sponsors: Downtown Management District

G. AGENDA ITEMS:

6. [22-0177](#) Motion approving an amendment to the Downtown Development Reimbursement Agreement with 1001 N Water Street LLC, which provides that the Developer will have an extension for the completion date for the Northwater from January 31, 2022 to December 31, 2022.

Sponsors: Downtown Management District

H. PRESENTATION ITEMS:

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

7. [22-0175](#) Downtown Streetscape Tree Planting along Water Street for improvements to shade and pedestrian experience, effective upon signature by the City Manager or designee.

Sponsors: Downtown Management District

I. ADJOURNMENT

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.