



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, January 25, 2022

9:30 AM

Council Chambers

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

Chairman Lerma called the meeting to order at 9:36 a.m.

B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Present 10 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Paulette M. 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 2 - Board Member Barbara Canales, and Board Member Gil Hernandez

C. PUBLIC COMMENT:

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

D. MINUTES:

- 22-0179** Approval of the October 26, 2021 Reinvestment Zone No. 3 and December 14, 2021 Reinvestment Zone No. 3 Special Meeting.

Chairman Lerma referred to Item 1.

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

E. FINANCIAL REPORT:

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

Chairman Lerma referred to Item 2.

Director of Finance Heather Hurlbert presented information on the following topics: Tax Reinvestment Zone No. 3 financial position for the two months ended November 30, 2021; TIRZ No. 3 commitments as of November 30, 2021; project specific development commitments as of November 30, 2021; targeted vacant property improvement grant commitments as of November 30, 2021; downtown living initiative commitments as of

November 30, 2021; new tenant commercial finish out commitments as of November 30, 2021; and streetscape and safety improvement program commitments as of November 30, 2021.

There were no questions from the Board.

F. EXECUTIVE SESSION ITEMS:

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.

This E-Session Item was passed after executive session.

The following motion was considered:

Motion authorizing a downtown development reimbursement agreement with 326 N Chaparral LLC, in an amount not to exceed \$169,000, for improvements to the property located at 326 N Chaparral Street under the Streetscape and Safety Improvement Program and the Vacant Building Program.

Board Member Pusley made a motion to approve the motion, seconded by Board Member Barrera.

Developer Freddy Rodriguez stated that 10% of revenues will go to children's charity.

Board Members thanked Mr. Rodriguez for investing in downtown and stated that this is a great investment opportunity for the City.

The Motion was passed and approved with the following vote:

Aye: 10 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Paulette M. 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: 2 - Board Member Barbara Canales, and Board Member Gil Hernandez
Abstained: 0

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.

This E-Session Item was withdrawn.

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.

This E-Session Item was passed after executive session.

The following motion was considered:

Motion authorizing a downtown development reimbursement agreement with 1301 N Chaparral LLC, in an amount not to exceed \$225,000, for improvements to the property located at 1301 N Chaparral Street under the Downtown Living Initiative and the Vacant Building Program.

Board Member Pusley made a motion to approve the motion, seconded by Board

Member Guajardo.

Developer Santana Perez stated that she is planning on converting the Hoover Hotel to an apartment complex and making it a residential/mixed-use development with the intention of moving more people downtown.

Board Members thanked Ms. Perez for investing in downtown Corpus Christi.

The Motion was passed and approved with the following vote:

Aye: 10 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Paulette M. 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: 2 - Board Member Barbara Canales, and Board Member Gil Hernandez

Abstained: 0

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.

Chairman Lerma referred to Item 6.

Executive Director of the Downtown Management District Alyssa Barrera Mason stated that the purpose of this item is to grant an extension for the completion date for the Northwater Apartments to December 31, 2022.

There were no questions from the Board.

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

Aye: 10 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Paulette M. 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: 2 - Board Member Barbara Canales, and Board Member Gil Hernandez

Abstained: 0

H. PRESENTATION ITEMS:

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.

Chairman Lerma referred to Item 7.

Executive Director of the Downtown Management District Alyssa Barrera Mason stated that more trees are desired in the downtown area.

Associate of Design Workshop Brian Chambers presented information on the following topics: overview; Water Street reimagined; what Water Street could be; investing in the public realm to encourage private investment; challenges today; and the possibilities.

Board Members, Executive Director Mason, Mr. Chambers and City Manager Peter Zanoni discussed the following topics: Council support to add trees to the downtown area; what are other funding options; City staff is in support of trees downtown; a Board Member's concern about losing parking spaces in the downtown area; this is a public improvement project; and a Board Member's concern about narrowing Water Street from four lanes to two lanes.

I. **ADJOURNMENT**

Chairman Lerma adjourned the meeting at 11:07 a.m.