



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Reinvestment Zone No. 3 - Downtown

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Tuesday, October 26, 2021

9:30 AM

Council Chambers

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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. [21-1207](#) Approval of the July 27, 2021 Reinvestment Zone No. 3 Minutes, August 31, 2021 and September 21, 2021 Special Meetings.

**E. FINANCIAL REPORT:**

2. [21-1353](#) TIRZ #3 Financial Reports as of August 31, 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.*

**G. AGENDA ITEMS:**

3. [21-1471](#) Motion to approve a Downtown Streetscape Reimbursement Agreement with Buccaneer Commission, Inc. for improvements to the property located

at 1316 N Chaparral Street for a total incentive amount not to exceed \$200,000, effective upon signature by the City Manager or designee.

**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.*

4. [21-1194](#) 2021 Downtown Residential Market Study

**Sponsors:** Downtown Management District

**I. ADJOURNMENT**