



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, July 30, 2024

9:30 AM

Council Chambers

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

Chairman Pusley called the meeting to order at 9:33 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 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent 2 - Board Member James Sedwick, and Board Member Connie Scott

C. PUBLIC COMMENT:

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

D. MINUTES:

1. 24-1220 Approval of the June 25, 2024 Reinvestment Zone No. 3 Regular Meeting Minutes and July 16, 2024 Special Meeting Minutes

Chairman Pusley referred to Item 1.

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

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member James Sedwick, and Board Member Connie Scott

Abstained: 0

E. FINANCIAL REPORT:

2. [24-1114](#) TIRZ #3 Financial Reports as of May 31, 2024

Chairman Pusley referred to Item 2.

Director of Finance Sergio Villasana presented information on the following topics: TIRZ No. 3 financial position for the eight months ended May 31, 2024; TIRZ No. 3 commitments as of May 31, 2024; project specific development commitments as of May 31, 2024; targeted vacant property improvement commitments as of May 31, 2024; downtown living initiative commitments as of May 31, 2024; commercial finish out commitments as of May 31, 2024; streetscape and safety improvement program commitments as of May 31, 2024; and rooftop activation program commitments as of May 31, 2024.

There were no questions from the Board Members.

F. EXECUTIVE SESSION ITEMS:

Chairman Pusley referred to Executive Session Item 3. The Board went into Executive Session at 9:38 a.m. The Board returned from Executive Session at 10:29 a.m.

3. [24-1181](#) 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 C&P Monarch, LP and/or related entities regarding development of 1102 S. Shoreline Blvd., 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 involving said business prospect.

This E-Session Item was discussed in executive session.

G. AGENDA ITEMS:

4. [24-1182](#) Motion to approve a Downtown Development Agreement with ZJZ Properties QOF, LLC for improvements to the property located at 715 N Mesquite Street for a total incentive amount not to exceed \$46,489, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 4.

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

A Board Member's concern about safety at the nearby property.

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

- Aye:** 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza
- Absent:** 2 - Board Member James Sedwick, and Board Member Connie Scott
- Abstained:** 0

5. [24-1183](#) Motion to approve a Downtown Development Agreement with YC Texas Hotel, LLC for improvements to the property located at 601 N Water Street for a total incentive amount not to exceed \$20,000, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 5.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: project site; current condition (interior); project concept (floor plan); and recommendation.

There were no questions from the Board Members.

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

- Aye:** 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza
- Absent:** 2 - Board Member James Sedwick, and Board Member Connie Scott
- Abstained:** 0

6. [24-1184](#) Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Furman Foundry, LLC for the property located at 418 Peoples Street, which provides the developer with an extension for the completion date from July 31, 2024, to January 31, 2025, 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 following topics: project site; before photos; current progress; and recommendation.

There were no questions from the Board Members.

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

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member James Sedwick, and Board Member Connie Scott

Abstained: 0

7. [24-1185](#) Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with 500 Shoreline, LLC for the property located at 500 N Shoreline Boulevard, which provides the developer with an extension for the completion date from September 30, 2024 to March 31, 2025, effective upon signature by the City Manager or designee.

Chairman Pusley referred to Item 7.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: project site; before photos; current progress; and recommendation.

There were no questions from the Board Members.

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

Aye: 10 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Everett Roy, Board Member Sylvia Campos, and Board Member Rudy Garza

Absent: 2 - Board Member James Sedwick, and Board Member Connie Scott

Abstained: 0

H. PRESENTATION ITEMS:

8. [24-1191](#) DMD Updates

Chairman Pusley referred to Item 8.

Executive Director of Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: 2024 Mural Fest; Marea Mural; Temporal

Tides Mural; Aquatic Enchantress Mural; Wanderer Mural; Caring for the Community Mural; Marty McPies (grand opening); OK Hi-Fi (grand opening); Holiday Inn Express (update); new website update; and Artwalk economic impact study.

There were no questions from the Board Members.

I. ADJOURNMENT

There being no further business, Chairman Pusley adjourned the meeting at 10:45 a.m.