1201 Leopard Street
Corpus Christi, TX 78401
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City of Corpus Christi

Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, September 23, 2025 **9:30 AM** **Council Chambers**

A. Chairman Everett Roy to call the meeting to order.

Chairman Roy called the meeting to order at 9:34 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.

Note: Board Member Paxson arrived at 9:55 a.m.

Present	8 -	Board Member James Sedwick, Board Member Sylvia Campos, Board Member Mark Scott, Board Member Kaylynn Paxson, Board Member Gil Hernandez, Board Member Roland Barrera, Chair Everett Roy, and Board Member Mike Pusley
Absent	4 -	Board Member Rudy Garza, Board Member Eric Cantu, Vice Chair Carolyn Vaughn, and Board Member Paulette Guajardo

C. PUBLIC COMMENT:

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

D. MINUTES:

1. 25-1226 Approval of the July 22, 2025 Reinvestment Zone No. 3 Minutes

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

Aye:	7 -	Board Member James Sedwick, Board Member Sylvia Campos, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Everett Roy, and Board Member Mike Pusley
Absent:	5 -	Board Member Rudy Garza, Board Member Eric Cantu, Board Member Carolyn Vaughn, Board Member Kaylynn Paxson, and Board Member Paulette Guajardo
Abstained:	0	

E. FINANCIAL REPORT:

2. 25-1480 TIRZ #3 Financial Statements July 31, 2025

Director of Finance Sergio Villasana presented information on the following topics:

Reinvestment Zone #3 funding; statement of revenues, expenditures and changes in fund balance as of July 31, 2025; 5 year forecast of funds available for commitments (excludes project specific development program); project specific development commitments as of July 31, 2025; targeted vacant property improvement commitments as of July 31, 2025; commercial finish out commitments as of July 31, 2025; downtown living initiative commitments as of July 31, 2025; streetscape and safety improvement program commitments as of July 31, 2025; rooftop activation program commitments as of July 31, 2025; and administration services and other expenditures as of July 31, 2025.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. 25-1411 Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with Pfluger Architects, Inc for the property located at 401 N Chaparral Street Unit C, which provides the developer with an extension for the completion date from September 30, 2025 to March 30, 2027, effective upon signature by the City Manager or designee to be paid out in Fiscal Year 2026-2027.

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

Executive Director of DMD Medrano, Managing Principal with Pfluger Architects Connie Rivera, and Director of Finance Sergio Villasana, responded to Board Member questions.

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

Aye: 7 - Board Member James Sedwick, Board Member Sylvia Campos, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Everett Roy, and Board Member Mike Pusley

Absent: 5 - Board Member Rudy Garza, Board Member Eric Cantu, Board Member Carolyn Vaughn, Board Member Kaylynn Paxson, and Board Member Paulette Guajardo

Abstained: 0

4. 25-1410 Motion to approve a Downtown Development Agreement with Catholic Diocese of Corpus Christi for improvements to the property located at 501-505 N Upper Broadway for a total incentive amount not to exceed $474,283 effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program to be paid out in Fiscal Year 2027- 2028.

Executive Director of Downtown Management District (DMD) Arlene Medrano presented information on the following topics: project site; history of the Corpus Christi Cathedral; Catholic charities: 60 years of service; Polk Street Church TIRZ project; $13.6 million investment; broader economic benefits; $50 million catalyst effect; community pride; past TIRZ non-profit projects; current condition (facade); current condition (blight); project concept (aerial view); project concept (exterior); why streetscape and safety improvement; eligibility; and recommendation.

Executive Director of DMD Medrano responded to Board Member questions.

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

Aye:	8 -	Board Member James Sedwick, Board Member Sylvia Campos, Board Member Mark Scott, Board Member Kaylynn Paxson, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Everett Roy, and Board Member Mike Pusley
Absent:	4 -	Board Member Rudy Garza, Board Member Eric Cantu, Board Member Carolyn Vaughn, and Board Member Paulette Guajardo
Abstained:	0	

5. 25-1412 Motion to approve a Service Plan for Fiscal Year 2026 and renew the Interlocal Cooperation Agreement between Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of TIRZ #3 in the amount of $875,000 for enhanced cleanliness, safety, placemaking, economic development, cultural programming, and incentive administration, $50,000 for downtown park maintenance activities, and $50,000 for downtown right-of-way maintenance activities, $160,000 for Corpus Christi Police Department public safety for community wide events, and $365,534 for DMD assessment match for a total contracted amount of $1,500,534.

Executive Director of Downtown Management District (DMD) Arlene Medrano presented information on the following topics: about the DMD - vision and mission; FY 2026 funding model; downtown revitalization alliance; organizational chart; district operations; placemaking; major infrastructure projects; 2024 holiday series; 2025 mural fest; economic development; FY '25 new business opening; projects in development; promotions; communication channels; micro communities; signature experiences; and organizational management.

Executive Director of DMD Medrano responded to Board Member questions.

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

Aye:	8 -	Board Member James Sedwick, Board Member Sylvia Campos, Board Member Mark Scott, Board Member Kaylynn Paxson, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Everett Roy, and Board Member Mike Pusley
Absent:	4 -	Board Member Rudy Garza, Board Member Eric Cantu, Board Member Carolyn Vaughn, and Board Member Paulette Guajardo
Abstained:	0	

H. PRESENTATION ITEMS:

6. 25-1469 Update on Downtown Living Initiative

Executive Director of Downtown Management District (DMD) Arlene Medrano presented information on the following topics: downtown living initiative overview; current incentives; Northwater; residential projects; current project-416 Flats; proposed incentives and comparison; office to residential conversion program; and RCLO Real Estate Consulting 2021 finding.

There were no questions from the Board Members.

7. 25-1413 DMD Updates

Executive Director of Downtown Management District (DMD) Arlene Medrano presented information on the following topics: final bridge walk; downtown revitalization alliance annual meeting; placemaking; Taylor St. resurfacing; economic development; TIRZ #3 projects; downtown development summit (sold out); Adelphos Coffee Roasters (update); Streat Corner by Loli's (update); Water Street pergola (complete); promotions; Christmas in July; August ArtWalk report; First Friday ArtWalk-15th Anniversary; September ArtWalk report; MusicWalk 2025; and Downtown Holiday Series 2025.

There were no questions from the Board Members.

I. ADJOURNMENT

There being no further business, Chairman Roy adjourned the meeting at 10:31 a.m.