



# 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, March 28, 2023

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 Mike Pusley to call the meeting to order.
- B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

#### TIRZ No. 3 Board Members:

- Mike Pusley (Chair) Council Member At-Large
- Everett Roy (Vice Chair) Council Member District 1
- Connie Scott Nueces County Judge
- Daniel R. Suckley Council Member District 4
- Gil Hernandez Council Member District 5
- James Sedwick Downtown Management District
- Jim Klein Council Member At-Large
- Michael T. Hunter Council Member At-Large
- Paulette Guajardo Mayor
- Rolando Barrera Council Member District 3
- Rudy Garza Del Mar
- Sylvia Campos Council Member District 2

#### 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.

**D. MINUTES:**

1. [23-0584](#) Approval of the January 24, 2023 Reinvestment Zone No 3. Minutes

**E. FINANCIAL REPORT:**

2. [23-0412](#) TIRZ #3 Financial Reports as of January 31, 2023

**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.*

3. [23-0500](#) **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 ZJZ Hospitality, Inc. and/or other entities involved with a commercial development at or near 301 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 involving said business prospect.
4. [23-0495](#) **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 611 Commerce Venue Hall LLC and/or other entities involved with a commercial development at 605 Mesquite Street 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 involving said business prospect.
5. [23-0600](#) **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 potential economic development agreement(s) involving entities desiring to engage in

commercial and/or residential development at or near Shoreline Blvd 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 involving said business prospect.

**G. AGENDA ITEMS:**

6. [23-0494](#) Motion to approve a Commercial Finish Out, and Streetscape and Safety Improvement Reimbursement Agreement for CC Turnkey Enterprises, LLC located at 100 Shoreline Blvd for a total incentive amount not to exceed \$104,585.
7. [23-0496](#) Motion to approve a Streetscape and Safety Improvement Reimbursement Agreement for OK Hi-Fi LLC located at 415 Peoples Street for a total incentive amount not to exceed \$24,093.
8. [23-0497](#) Motion to approve a Commercial Finish Out, and Streetscape and Safety Improvement Reimbursement Agreement for Lazy Beach Downtown LLC, for the property located at 312 N Chaparral Street for a total incentive amount not to exceed \$25,295.
9. [23-0498](#) Motion to approve amendment to extend the project completion date for the Downtown Reimbursement Agreements for with landlord, 300 Chaparral, LLC, and developer, Caitlin Shook, for the development at 312 S. Chaparral from December 31, 2022 to April 30, 2023.
10. [23-0154](#) Motion approving the 9th amendment to the Tax Increment Reinvestment Zone #3 Amended Project & Financing Plan.

**H. PRESENTATION ITEMS:**

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

11. [23-0506](#) Norma Urban Park Summer Activation
12. [23-0505](#) Presentation for the Police Department Headquarter Lighting Project

**I. ADJOURNMENT**

*\* Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. 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.*