



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

Tuesday, November 28, 2023

9:30 AM

Corpus Christi Regional Transportation
Authority, 602 N. Staples St., 2nd Floor Board
Room (Rm. 210)

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
- Paulette Guajardo Mayor
- Sylvia Campos Council Member District 2
- Roland Barrera Council Member District 3
- Daniel R. Suckley Council Member District 4
- Gil Hernandez Council Member District 5
- Jim Klein Council Member At-Large
- Michale T. Hunter Council Member At-Large
- Connie Scott Nueces County Judge
- Rudy Garza 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.**

D. MINUTES:

1. [23-1883](#) Approval of the September 19, 2023 Reinvestment Zone No. 3 Minutes

E. FINANCIAL REPORT:

2. [23-1823](#) TIRZ #3 Financial Reports as September 30, 2023

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.

3. [23-1896](#) **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 regarding economic development agreement(s) involving Agnes Water LLC and/or other entities involved with a development at or near 401 Water Street in the downtown area.

Sponsors: Downtown Management District

G. AGENDA ITEMS:

4. [23-1784](#) Motion to approve a Downtown Development Reimbursement Agreement with 101 Shoreline, LTD for improvements to the property located at 101 N Shoreline Boulevard for a total incentive amount not to exceed \$21,827.

Sponsors: Downtown Management District

5. [23-1786](#) Motion to approve a Downtown Development Agreement with 500 Shoreline, LLC for improvements to the property located at 500 N Shoreline Boulevard for a total incentive amount not to exceed \$162,446.

Sponsors: Downtown Management District

6. [23-1788](#) Motion to approve an amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with OK HI-FI, LLC for improvements to the properties located at 415 D Peoples Street and 424 Schatzel Street for Phase Two incentive amount not to exceed \$68,075, effective upon signature by the City Manager or designee.

Sponsors: Downtown Management District

7. [23-1785](#) Motion to approve a 3rd amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with 1001 N Water Street, LLC for the property located at 1001 N Water Street, which provides the developer with an extension for the completion date from December 31, 2023 to September 30, 2024.

Sponsors: Downtown Management District

8. [23-1783](#) Resolution approving an eleventh amendment to the Tax Increment Reinvestment Zone (TIRZ) #3 Project & Financing Plan to expand the eligibility of improvements made by a landlord under the Commercial Finish-Out Grant Program to allow for reimbursement for the cost of adding walls to separate existing spaces into more than one retail space.

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.

9. [23-1789](#) DMD Placemaking & Economic Development Project Updates

Sponsors: Downtown Management District

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.*