



# 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, January 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 (Chairman), Council Member District 1
- Roland Barrera, Council Member District 3
- Barbara Canales, Nueces County Judge
- Paulette Guajardo, Mayor
- Gil Hernandez, Council Member District 5
- Michael Hunter, Council Member At-Large
- Susan Hutchinson, Del Mar
- John Martinez, Council Member At-Large
- Ben Molina, Council Member District 2
- Mike Pusley, Council Member At-Large
- James Sedwick, Downtown Management District
- Greg Smith, Council Member District 4

- C. **PUBLIC COMMENT:**

**PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THIS BOARD/COMMISSION/COMMITTEE(Board).** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and Boards. This meeting will be broadcast at [cctexas.com/services/council/meeting-agendas-minutes-video](http://cctexas.com/services/council/meeting-agendas-minutes-video). Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Boards should be provided in writing, in the form of an e-mail or by using the **PUBLIC COMMENT/INPUT FORM** located on the City Secretary's webpage (**PREFERRED METHOD**) and shall be e-mailed to [NormaD2@cctexas.com](mailto:NormaD2@cctexas.com) no later than five minutes after the start of each meeting of the Board meetings. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Boards prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via video conference. The public may participate remotely by following the instructions of the City Secretary at [cctexas.com/departments/city-secretary](http://cctexas.com/departments/city-secretary).

**D. MINUTES:**

1. [21-0078](#) Approval of the Minutes of the Reinvestment Zone No. 3 October 27, 2020 Regular Meeting.

**E. FINANCIAL REPORT:**

2. [21-0086](#) TIRZ #3 Financial Reports as of November 30, 2020

**Sponsors:** Finance & Business Analysis

**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. [21-0090](#) **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 the TIRZ #3 Reimbursement Agreement with Aaron Pineda and/or Stonewater Properties Schatzell Inc. regarding development of 424 Schatzell Street **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. [21-0088](#) **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 the TIRZ #3 Reimbursement Agreement with The 600 Building, LLC regarding development of 600 Leopard Street **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.

**Sponsors:** Downtown Management District

**G. AGENDA ITEMS:**

5. [21-0106](#) Motion to elect a Vice-Chairman to the Tax Increment Reinvestment Zone #3 Board.
6. [21-0031](#) Motion approving Tax Increment Reinvestment Zone #3 Board Meeting Calendar.
7. [21-0089](#) Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Produce Art Gallery, which provides a six-month extension that the Developer must complete improvements on or before July 31, 2021, effective upon signature by the City Manager or designee.

**Sponsors:** Downtown Management District

8. [21-0091](#) Motion amending the project and financing plans for Reinvestment Zone No. 3 to expand the Chaparral Street Property Improvement Program to include N. Mesquite Street and amending the New Commercial Tenant

Finish Out Program to allow administrative approval by the City Manager or designee of certain grants not to exceed \$10,000.00.

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. [21-0092](#) Corpus Christi Downtown Management District FY 2020 Annual Report**

Sponsors: Downtown Management District

**I. IDENTIFY FUTURE AGENDA ITEMS:**

**J. 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.*