



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

Tuesday, April 27, 2021

9:00 AM

Council Chambers

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

D. MINUTES:

1. [21-0465](#) Approval of the Minutes of the Reinvestment Zone No. 3 January 26, 2021 Regular Meeting and March 30, 2021 Special Meeting.

E. FINANCIAL REPORT:

2. [21-0440](#) TIRZ #3 Financial Reports as of February 28, 2021

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. [21-0515](#) **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 1001

N Water Street LLC. regarding development, re-development, or expansion of the development at 1001 N Water Street, including issues related to a proposed incentive agreement in an amount not to exceed \$580,000.00; **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. [21-0516](#) **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 Bayside Solutions, Inc. regarding development, re-development, or expansion of the development at 1001 2nd Street, including issues related to a proposed incentive agreement in an amount not to exceed \$24,036.00; **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:

5. [21-0520](#) Motion to approve Rules of Procedure for the Tax Increment Reinvestment Zone No. 3 and provide an alternative method in which items are placed on a meeting agenda.
Sponsors: Finance & Business Analysis
6. [21-0514](#) Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Agnes Water, LLC which provides an eight-month (8) extension that the Developer must complete improvements on or before March 31, 2022, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
7. [21-0529](#) Motion approving Amendment No. 2 to the Downtown Development Reimbursement Agreement with Peoples Street Project, LLC (Ward Building) for the property located at 541 N Chaparral St which increases the total incentive by an amount not to exceed \$40,000 for a total incentive not to exceed \$430,000 and provides a sixteen-month (16) extension that the Developer must complete improvements on or before December 31, 2022, effective upon signature by the City Manager or designee.

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.

8. [21-0531](#) Downtown Design Guidelines

Sponsors: Downtown Management District

9. [21-0517](#) Downtown Perception Study

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.*