



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

Tuesday, July 27, 2021

9:30 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:

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.

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PLEASE REFER TO THE CITY'S WEBSITE:

<https://www.cctexas.com/detail/covid-19-public-comment-input-procedures> FOR FURTHER DETAILS ON WRITTEN PUBLIC COMMENT SUBMISSIONS.

D. MINUTES:

1. [21-0837](#) Approval of the June 22, 2021 Regular Meeting Minutes.

E. FINANCIAL REPORT:

2. [21-0856](#) TIRZ #3 Financial Reports as of May 31, 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. **21-0894** **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 potential TIRZ #3 Reimbursement Agreement(s) with Caitlin Shook and/or 300 Chaparral, LLC regarding development, re-development, or expansion of the development at 312 S. Chaparral, including issues related to proposed incentive agreement(s) in an estimated total amount not to exceed \$86,743.00; **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(s).

G. AGENDA ITEMS:

4. [21-0893](#) Motion to approve a Downtown Streetscape Reimbursement Agreement with Education Service Center Region 2 for improvements to the property located at 209 N Water St. for a total incentive amount not to exceed \$18,613, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
5. [21-0824](#) Resolution to approve the Proposed Fiscal Year 2022 Tax Increment Reinvestment Zone Number Three Operating Budget in the amount of \$2,283,866 in revenues and \$2,260,327 in expenditures to become effective upon City Council approval during the normal budget process.
Sponsors: Office of Management and Budget

H. PRESENTATION ITEMS:

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

6. [21-0896](#) TIRZ #3 Fiscal Year 2021 Right of Way Project Updates
Sponsors: Downtown Management District
7. [21-0895](#) Update of TIRZ #3 Approved Projects - July 2021
Sponsors: Downtown Management District
8. [21-0897](#) Downtown Management District's Five-Year Strategic Plan
Sponsors: Downtown Management District

I. ADJOURNMENT