



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

Tuesday, December 14, 2021

9:30 AM

Council Chambers

SPECIAL MEETING

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 (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.

D. MINUTES: None

E. FINANCIAL REPORT: None

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.

- 1. 22-0021 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 SEA District Hotel Group L.P. and/or other entities involved with a development at or near the intersection of Brewster Street and Tanchhua 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.

G. AGENDA ITEMS:

- 2. [22-0019](#)** Motion to expand the Downtown Streetscape Program parameters to add parking lot improvements, decorative fence installation, and exterior electrical amenities as qualifying categories.
- 3. [21-1751](#)** Motion approving Tax Increment Reinvestment Zone #3 Board Meeting Calendar.
- 4. [22-0015](#)** Motion to approve a Downtown Streetscape Reimbursement Agreement with Ryan Joseph for improvements to the property located at 213 S Chaparral Street for a total incentive amount not to exceed \$51,774 and amending the budget to increase expenditures by \$1,774 in the Streetscape & Safety Improvement Program, effective upon signature by the City Manager or designee.
- 5. [22-0016](#)** Motion to approve a Downtown Streetscape Reimbursement Agreement with Corpus Christi Point, L.L.C. for improvements to the property located at 601 N Chaparral Street for a total incentive amount not to exceed \$70,166 and amending the budget to increase expenditures by \$70,166 in the Streetscape & Safety Improvement Program, effective upon signature by the City Manager or designee.

H. PRESENTATION ITEMS:

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

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.*