



# 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, June 28, 2022

9:30 AM

Council Chambers

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This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.

- 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.**

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.

**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. [22-0704](#) Approval of the March 29, 2022 Reinvestment Zone No. 3 Meeting Minutes.

**E. FINANCIAL REPORT:**

2. [22-1011](#) TIRZ #3 Financial Reports as of May 31, 2022

**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. 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.*

**G. AGENDA ITEMS:**

3. [22-1124](#) Motion to modify the existing New Commercial Tenant Finish-Out Program to the Commercial Finish-Out Program and expand the program to allow

established businesses to qualify for the program, effective upon signature by the City Manager.

**Sponsors:** Downtown Management District

4. [22-1122](#) Motion to approve an Amendment to extend the project completion date for the Downtown Reimbursement Agreements with the developer Caitlin Shook and landlord 300 Chaparral LLC for the project at 312 S Chaparral from June 30, 2022 to December 31, 2022.

**Sponsors:** Downtown Management District

5. [22-1123](#) Motion to approve a New Commercial Tenant Finish Out Grant program Reimbursement Agreement with Brush Country Brewing, LLC, for improvements to the property located at 615 Hancock Avenue for a total incentive amount not to exceed \$7,700, 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.*

6. [22-1125](#) Presentation and discussion on the Proposed FY 22-23 Tax Increment Reinvestment Zone #3 Budget

#### I. ADJOURNMENT

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