



# 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, September 20, 2022

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 (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. [22-1625](#) Approval of the August 30, 2022 Special Meeting Minutes

**E. FINANCIAL REPORT:**

2. [22-1626](#) TIRZ #3 Financial Reports as of July 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.*

3. **22-1632** **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 regarding possible economic development agreement(s) involving Neptune Fitness, LLC and/or other entities involved with the project located at or near 1001 2nd 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 in the estimated amount of \$18,299.00 involving said business prospect.

Sponsors: Downtown Management District

**G. AGENDA ITEMS:**

4. [22-1634](#) Motion to approve a Service Plan for Fiscal Year 2023 and renew the Interlocal Cooperation Agreement between Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of TIRZ #3 in the amount of \$665,000 for program and incentive administration, \$50,000 for downtown park maintenance activities, and \$50,000 for downtown right-of-way maintenance activities for a total contracted amount of \$765,000.

**H. PRESENTATION ITEMS:**

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

5. [22-1639](#) 2022 Parking Garage Feasibility Study Update

**I. ADJOURNMENT**

*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.*