



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3 - Downtown

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Tuesday, May 25, 2021

9:30 AM

Council Chambers

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#### SPECIAL MEETING

**A. Chairman Billy Lerma to call the meeting to order.**

Chairman Lerma called the meeting to order at 9:33 a.m.

**B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.**

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Susan Hutchinson participated by video conference.

**Present**      10 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

**Absent**        2 - Board Member Barbara Canales, and Board Member John Martinez

**C. PUBLIC COMMENT:**

Chairman Lerma referred to Public Comment. There were no public comments.

**D. MINUTES: None**

**E. FINANCIAL REPORT: None**

**F. EXECUTIVE SESSION ITEMS: None**

**G. AGENDA ITEMS:**

1. [21-0623](#) Motion to approve a Downtown Development Reimbursement Agreement with 1001 N Water Street, LLC for improvements to the property located at 1001 N Water Street for a total incentive amount not to exceed \$678,000, effective upon signature by the City Manager or designee.

Chairman Lerma referred to Item 1.

Executive Director of the Downtown Management District Alyssa Barrera Mason

presented information on the following topics: The Northwater; site location; current condition; parking; parking-May update; concept; and recommendation.

Board Members, Executive Director Mason and Economic Development Manager of the Downtown Management District Jason Alaniz discussed the following topics: the recommended 3-foot fence provides property delineation, while a 10-foot fence can become a safety issue; there will be a total of 58 units with 38 confirmed parking spaces; the swimming pool will be renovated; and the estimated project completion date is January 2022.

Board Member Pusley made a motion to approve the motion, seconded by Board Member Guajardo. This Motion was passed and approved with the following vote:

**Aye:** 10 - Board Member Lerma, Board Member Barrera, Board Member Guajardo, Board Member Hernandez, Board Member Hunter, Board Member Hutchinson, Board Member Molina, Board Member Pusley, Board Member Sedwick, and Board Member Smith

**Absent:** 2 - Board Member Canales, and Board Member Martinez

**Abstained:** 0

2. [21-0625](#) Motion approving a reallocation of budgeted funds in the Tax Increment Reinvestment Zone (TIRZ) #3 budget to allow City staff and the Downtown Management District to proceed with priority projects, including pre-development of a new activation model for vacant buildings, an updated parking occupancy count, and projects related to traffic planning and analysis, including streetscape improvements and an updated residential demand analysis.

Chairman Lerma referred to Item 2.

Executive Director of the Downtown Management District Alyssa Barrera Mason presented information on the following topics: proposed program adjustments; pilot vacant building activation model; parking study and development; traffic and planning analysis-residential demand updates; traffic and planning analysis-streetscapes; vibrant downtowns; and vision themes and policy initiatives.

Board Members, Executive Director Mason and City Manager Peter Zanoni discussed the following topics: a Board Member thanked Ms. Mason for moving the downtown experience forward; a Board Member opposed the request to have the TIRZ #3 Board fund the pilot vacant building; \$325,000 is the budget for the three line items listed in the report; the DMD would only use the first floor of the building and the property owner would have access to the second floor; and in response to a Board Member's concern about the amount of sand that is on the first step of the seawall at McGee Beach, City Manager Zanoni stated that this is a parks and recreation issue and it will be addressed.

Board Member Pusley made a motion to approve the motion, seconded by Board Member Guajardo. This Motion was passed and approved with the following vote:

**Aye:** 9 - Board Member Lerma, Board Member Barrera, Board Member Guajardo, Board Member Hunter, Board Member Hutchinson, Board Member Molina, Board Member Pusley, Board Member Sedwick, and Board Member Smith

**Nay:** 1 - Board Member Hernandez

**Absent:** 2 - Board Member Canales, and Board Member Martinez

**Abstained:** 0

**H. PRESENTATION ITEMS: None**

**I. ADJOURNMENT**

The meeting was adjourned at 10:15 a.m.

*\* 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.*