



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, June 22, 2021

9:30 AM

Council Chambers

A. Chair Billy Lerma to call the meeting to order.

Chairman Lerma called the meeting to order at 9:47 a.m.

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

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

Note: Board Member Barbara Canales participated by video conference.

Present 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, and Board Member James Sedwick

Absent 1 - Board Member Greg Smith

C. PUBLIC COMMENT:

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

D. MINUTES:

1. **21-0713** Approval of the Minutes of the April 27, 2021 Regular Meeting and May 25, 2021 Special Meeting.

Chairman Lerma referred to Item 1.

Board Member Molina made a motion to approve the minutes, seconded by Board Member Hernandez and passed unanimously.

E. FINANCIAL REPORT:

2. [21-0663](#) TIRZ #3 Financial Reports as of April 30, 2021

Chairman Lerma referred to Item 2.

Director of Finance Heather Hurlbert presented the financial report for Tax Reinvestment Zone No. 3 for the seven months ending April 30, 2021, including: commitments; project

specific; Chaparral Street Grant Program; Downtown Living Initiative; new tenant finish out; and streetscape and safety improvement program.

There were no questions from the Board.

F. EXECUTIVE SESSION ITEMS:None

G. AGENDA ITEMS:

3. [21-0727](#) Motion to approve Rules of Procedure for the Tax Increment Reinvestment Zone No. 3 and provide an alternative method in which items are placed on a meeting agenda.

Chairman Lerma referred to Item 3.

Senior Management Analyst Randy Almaguer stated that the purpose of this item is to modify how items are placed on the agenda.

There were no questions from the Board.

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

Aye: 11 - Board Member Lerma, Board Member Barrera, Board Member Canales, Board Member Guajardo, Board Member Hernandez, Board Member Hunter, Board Member Hutchinson, Board Member Martinez, Board Member Molina, Board Member Pusley, and Board Member Sedwick

Absent: 1 - Board Member Smith

Abstained: 0

H. PRESENTATION ITEMS:

4. [21-0730](#) Presentation of the Proposed FY 21-22 Reinvestment Zone #3 Budget

Chairman Lerma referred to Item 4.

Director of Management and Budget Eddie Houlihan presented information on the following topics: budgeted revenues; program budget; proposed expenses; and budget overview.

Board Members, City Manager Peter Zaroni, Executive Director of the Downtown Management District (DMD) Alyssa Barrera Mason and Assistant City Attorney Aimee Alcorn-Reed discussed the following topics: parking improvements are a priority to the downtown development, so parking will continue to be discussed at the TIRZ #3 meetings; in response to a Board Member's concern regarding the downtown vacant building policy, the DMD is working on a proactive model, and the rehabilitation part was

put on hold in order to move forward with the code enforcement component; the Nueces County Hospital District is no longer authorized to participate in the Tax Increment Reinvestment Zones; and TIRZ #3 expires on December 31, 2028.

I. ADJOURNMENT

The meeting was adjourned at 10:01 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.*