



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, August 31, 2021

9:30 AM

Council Chambers

Special Meeting

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

Chairman Lerma called the meeting to order at 9:34 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 Members Barbara Canales, Susan Hutchinson and Michael Hunter participated by video conference. Board Member Smith arrived at 9:47 a.m.

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 Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

Absent 1 - Board Member Ben Molina

C. PUBLIC COMMENT:

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

D. MINUTES / EXCUSED ABSENCES: None

E. FINANCIAL REPORT: None

F. EXECUTIVE SESSION ITEMS: None

G. AGENDA ITEMS:

1. [21-1188](#) Motion approving Amendment No. 1 to the Downtown Streetscape Reimbursement Agreement for Fieldberry, LLC which provides a six-month extension that the Developer must complete improvements on or before February 28, 2022, effective upon signature by the City Manager or designee.

Chairman Lerma referred to Item 1.

Economic Development Manager of the Downtown Management District Jason Alaniz presented information on BUS Tasty Bites project: the developer encountered delays due to supply chain issues and contractor delays; they are under final permit review and expect to start construction within the next couple of weeks; and the developer has purchased the shipping container, in addition to most of the materials and appliances needed.

There were no questions from the Board.

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

Aye: 10 - 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 Pusley, and Board Member Sedwick

Absent: 2 - Board Member Molina, and Board Member Smith

Abstained: 0

2. [21-1200](#) Motion to approve a Service Plan for Fiscal Year 2022 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.

Chairman Lerma referred to Item 2.

Executive Director of the Downtown Management District (DMD) Alyssa Barrera Mason presented information on the following topics: overview; about the DMD; FY 2022 budget and funding model; 2021 downtown advisory council; planning and reporting structure; dashboard indicator: development; perception survey; engagement; 2022-2026 five year strategic plan; district operations-instituting a clean and safe environment; placemaking-creating a welcoming, well-designed, waterfront; economic development-developing a robust, sustainable neighborhood; promotions-promoting a remarkable, prismatic experiences; organizational management-growing our team's capacity to accomplish the vision; and metrics and benchmarks.

Board Members, Executive Director Mason and City Manager Peter Zanoni discussed the following topics: the clean team, comprised of eight employees, provides the most important function of the revitalization, which is why it makes up 50% of the budget; an independent audit of DMD budget is done annually and is provided to the finance department; in order to keep the downtown area safe, the DMD is working with the police department by implementing more police patrols, setting up security cameras, and installing and maintaining lighting; and the challenge of including the marina in TIRZ #3 is

due to revenue sources.

Board Member Guajardo made a motion to approve the motion, seconded by Board Member Barrera. 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 Pusley, Board Member Sedwick, and Board Member Smith

Absent: 1 - Board Member Molina

Abstained: 0

H. PRESENTATION ITEMS:

3. [21-0917](#) 2021 Parking Occupancy Update

Chairman Lerma referred to Item 3.

Executive Director of the Downtown Management District Alyssa Barrera Mason presented information on the Downtown Parking Occupancy Update: overview; parking-uptown; parking-Marina Arts District (weekday); parking-Marina Arts District (weekend); parking-Water's Edge District (weekend); parking SEA District (weekend); summary; and parking garage feasibility.

There were no questions from the Board.

4. [21-1195](#) TIRZ #3 FY21 Right of Way Projects

Chairman Lerma referred to Item 4.

Executive Director of the Downtown Management District Alyssa Barrera Mason presented information on the FY 2021 Traffic and Planning Analysis Right of Way Projects Update: traffic and planning expenditures; Chapparal mural; Artesian Park; jasmine replacement; streetscape tree planning; other right of way projects; and Shoreline pedestrian improvements.

A Board Member and Executive Director Mason discussed the following topics: a Board Member recommended not planting crepe myrtles for the Shoreline pedestrian improvements.

I. ADJOURNMENT

This meeting was adjourned at 10:45 a.m.