



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, December 14, 2021

9:30 AM

Council Chambers

SPECIAL MEETING

A. Chairman 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.

Present 8 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Mike Pusley, and Board Member Greg Smith

Absent 4 - Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member Ben Molina, and Board Member James Sedwick

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:

Chairman Lerma referred to Executive Session Item 1. The Board went into Executive Session at 9:35 a.m. The Board returned from Executive Session at 10:15 a.m.

1. [22-0021](#) **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 related to economic development agreement(s) involving SEA District Hotel Group L.P. and/or other entities involved with a development at or near the intersection of Brewster Street and Tanchua Street in the downtown area 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 involving said business prospect.

This E-Session Item was passed after executive session.

The following motions were considered:

Board Member Pusley made a motion authorizing a TIRZ #3 Downtown Reimbursement Agreement with SEA District Hotel Group L.P. for the development of a hotel at the intersection of Brewster Street and Tanchahua Street in the amount not to exceed \$1,560,000 over 10 years or until the expiration of TIRZ #3, whichever comes first, under the project specific development grant program, seconded by Board Member Martinez and passed unanimously.

Board Member Pusley made a motion directing staff to negotiate another agreement with SEA District Hotel Group, L.P. in an amount not to exceed \$1,075,000, which will be funded through TIRZ #3 in the event the TIRZ is extended, seconded by Board Member Martinez and passed unanimously.

The Motions were passed and approved with the following vote:

Aye: 8 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Mike Pusley, and Board Member Greg Smith

Absent: 4 - Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member Ben Molina, and Board Member James Sedwick

Abstained: 0

Enactment No:

G. AGENDA ITEMS:

2. [22-0019](#) Motion to expand the Downtown Streetscape Program parameters to add parking lot improvements, decorative fence installation, and exterior electrical amenities as qualifying categories.

Chairman Lerma referred to Item 2.

Executive Director of Downtown Management District Alyssa Barrera Mason stated that the purpose of this item is to expand the downtown streetscape and safety improvement program. Proposals include decorative fence installation; rain gutters; exterior electrical amenities; and parking lot improvements.

Board Members and Executive Director Barrera Mason discussed the following topics: Board Members' desire to prioritize improving sidewalks in the downtown area; and what the plan is for streetscape improvements.

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

Aye: 8 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Mike Pusley, and Board Member Greg Smith

Absent: 4 - Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member Ben Molina, and Board Member James Sedwick

Abstained: 0

3. [21-1751](#) Motion approving Tax Increment Reinvestment Zone #3 Board Meeting Calendar.

Chairman Lerma referred to Item 3.

Senior Management Analyst Randy Almaguer stated that the purpose of this item is to approve the calendar for 2022.

There were no questions or comments 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: 8 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Mike Pusley, and Board Member Greg Smith

Absent: 4 - Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member Ben Molina, and Board Member James Sedwick

Abstained: 0

4. [22-0015](#) Motion to approve a Downtown Streetscape Reimbursement Agreement with Ryan Joseph for improvements to the property located at 213 S Chaparral Street for a total incentive amount not to exceed \$51,774 and amending the budget to increase expenditures by \$1,774 in the Streetscape & Safety Improvement Program, effective upon signature by the City Manager or designee.

Chairman Lerma referred to Item 4.

Executive Director of Downtown Management District Alyssa Barrera Mason presented information on the Yucatan Margarita Factory: property history; aerial overview; current condition; project concept; project cost; and recommendation.

Board Members and Developer Ryan Joseph discussed the following topics: there are six parking spots at this location, along with street parking.

Board Member Barrera made a motion to approve the motion, seconded by Board

Member Pusley. This Motion was passed and approved with the following vote:

Aye: 8 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Mike Pusley, and Board Member Greg Smith

Absent: 4 - Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member Ben Molina, and Board Member James Sedwick

Abstained: 0

5. [22-0016](#) Motion to approve a Downtown Streetscape Reimbursement Agreement with Corpus Christi Point, L.L.C. for improvements to the property located at 601 N Chaparral Street for a total incentive amount not to exceed \$70,166 and amending the budget to increase expenditures by \$70,166 in the Streetscape & Safety Improvement Program, effective upon signature by the City Manager or designee.

Chairman Lerma referred to Item 5.

Executive Director of Downtown Management District Alyssa Barrera Mason presented information on The Point: property history; aerial overview; project concept; project cost; and recommendation.

There were no questions or comments from the Board.

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

Aye: 8 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Mike Pusley, and Board Member Greg Smith

Absent: 4 - Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member Ben Molina, and Board Member James Sedwick

Abstained: 0

H. PRESENTATION ITEMS: None

I. ADJOURNMENT

Chairman Lerma adjourned the meeting at 10:40 a.m.