



Meeting Minutes

Reinvestment Zone No. 3 - Downtown

Tuesday, June 28, 2022

9:30 AM

Council Chambers

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

Chairman Lerma called the meeting to order at 9:35 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 attended by video conference.

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

Absent 1 - Board Member Susan Hutchinson

C. PUBLIC COMMENT:

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

D. MINUTES:

1. 22-0704 Approval of the March 29, 2022 Reinvestment Zone No. 3 Meeting Minutes.

Chairman Lerma referred to Item 1.

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

E. FINANCIAL REPORT:

2. [22-1011](#) TIRZ #3 Financial Reports as of May 31, 2022

Chairman Lerma referred to Item 2.

Director of Finance Heather Hurlbert presented information on the following topics: TIRZ No. 3 financial position for the eight months ended May 31, 2022; TIRZ No. 3

commitments as of May 31, 2022; project specific development commitments as of May 31, 2022; targeted vacant property improvement grant commitments as of May 31, 2022; vacant building program commitments as of May 31, 2022; downtown living initiative commitments as of May 31, 2022; new tenant commercial finish out commitments as of May 31, 2022; and streetscape and safety improvement program commitments as of May 31, 2022.

Board Members, Director Hurlbert and Executive Director of the Downtown Management District Alyssa Barrera Mason discussed the following topics: in response to a Board Member's question regarding the status of the 600 Building, staff stated that they have pulled their demolition permits in order to move forward; the Ward Building has a performance deadline of December with the Corpus Christi Housing Finance; and the 600 Building is project specific, so it does not tie up funds that could be available for other projects.

F. EXECUTIVE SESSION ITEMS:

G. AGENDA ITEMS:

3. [22-1124](#) Motion to modify the existing New Commercial Tenant Finish-Out Program to the Commercial Finish-Out Program and expand the program to allow established businesses to qualify for the program, effective upon signature by the City Manager.

Chairman Lerma referred to Item 3.

Executive Director of the Downtown Management District Alyssa Barrera Mason stated that the purpose of this item is to remove the words "new" and "tenant" from this program to become "commercial finish-out program". Some property owners may be interested in establishing enterprises.

Board Members, Attorney Aimee Alcorn-Reed and Executive Director Barrera Mason discussed the following topic: this language will not change how the projects are developed and reviewed.

Board Member Guajardo made a motion to approve the motion, seconded by Board Member Pusley.

Board Member Pusley made a motion to remove the language that says "effective upon signature by the City Manager," seconded by Board Member Molina and passed unanimously.

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

Aye: 11 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

Absent: 1 - Board Member Susan Hutchinson

Abstained: 0

4. [22-1122](#) Motion to approve an Amendment to extend the project completion date for the Downtown Reimbursement Agreements with the developer Caitlin Shook and landlord 300 Chaparral LLC for the project at 312 S Chaparral from June 30, 2022 to December 31, 2022.

Chairman Lerma referred to Item 4.

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

Absent: 1 - Board Member Susan Hutchinson

Abstained: 0

5. [22-1123](#) Motion to approve a New Commercial Tenant Finish Out Grant program Reimbursement Agreement with Brush Country Brewing, LLC, for improvements to the property located at 615 Hancock Avenue for a total incentive amount not to exceed \$7,700, effective upon signature by the City Manager or designee.

Chairman Lerma referred to Item 5.

Executive Director of the Downtown Management District Alyssa Barrera Mason presented information on the following topics: project site; Casablanca; current condition; project concept; project cost; and recommendation.

There were no questions from the Board.

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

Absent: 1 - Board Member Susan Hutchinson

Abstained: 0

H. PRESENTATION ITEMS:

6. [22-1125](#) Presentation and discussion on the Proposed FY 22-23 Tax Increment Reinvestment Zone #3 Budget

Chairman Lerma referred to Item 6.

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

Board Members and Director Houlihan discussed the following topics: the 2023 revenue amounts are based on preliminary appraisals; and this TIRZ opens up more growth for the downtown area.

I. ADJOURNMENT

Chairman Lerma adjourned the meeting at 10:01 a.m.