



# 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, August 30, 2022

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 9:32 a.m.

**B. Assistant City Secretary Ruth Bocchino to call roll of the Corporation Directors.**

Assistant City Secretary Ruth Bocchino called the roll and verified that a quorum of the Board was present to conduct the meeting.

**Present**      9 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

**Absent**        3 - Board Member Barbara Canales, Board Member Michael Hunter, and Board Member Susan Hutchinson

**C. PUBLIC COMMENT:**

There were no comments from the public.

**D. MINUTES: None**

**E. FINANCIAL REPORT: None**

**F. EXECUTIVE SESSION ITEMS:**

Chairman Lerma referred to Executive Session Items 1 and 2. The Board Members went into Executive Session at 9:35 a.m. The Board Members returned from Executive Session at 9:52 a.m.

1. [22-1502](#) **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 regarding possible economic development agreement(s) involving WaterStreet, Ltd. and/or other entities involved with the project located at or near 306 N Chaparral 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 in the estimated amount of \$36,000.00 involving said business prospect.

This E-Session Item was passed after executive session.

The following motion was considered:

Surf Club - Motion authorizing a downtown development reimbursement agreement with Water Street Market, LLC, in an amount not to exceed \$36,000, for improvements to the property located at 306 N Chaparral St under the Commercial Finish-Out Program.

Board Member Pusley made a motion to approve the motion, seconded by Board Member Molina and approved with the following vote:

**Aye:** 9 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith

**Absent:** 3 - Board Member Barbara Canales, Board Member Michael Hunter, and Board Member Susan Hutchinson

**Abstained:** 0

2. [22-1503](#) **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 regarding possible economic development agreement(s) involving WaterStreet, Ltd. and/or other entities involved with the project located at or near 350 Lomax Street **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 in the estimated amount of \$56,104.00 involving said business prospect.

This E-Session Item was passed after executive session.

The following motion was considered:

Central Kitchen - Motion authorizing a downtown development reimbursement agreement with Water Street Market, LLC, in an amount not to exceed \$56,104, for improvements to the property located at 350 Lomax St. under the Streetscape and Safety Improvement Program and the Commercial Finish-Out Program.

Board Member Hernandez made a motion to approve the motion, seconded by Board Member Martinez and approved with the following vote:

- Aye:** 9 - Board Member Billy A. Lerma, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member James Sedwick, and Board Member Greg Smith
- Absent:** 3 - Board Member Barbara Canales, Board Member Michael Hunter, and Board Member Susan Hutchinson
- Abstained:** 0

**G. AGENDA ITEMS: None**

**H. PRESENTATION ITEMS: None**

**I. ADJOURNMENT**

Chairman Lerma adjourned the meeting at 9:55 a.m.