City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

POSTED
11/4/2026 6:13:40 PM
Rebecca Huerta
City Secretary

Tuesday, November 10, 2026 | **9:00 AM** | **Council Chambers**

Public Notice: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

This meeting may be held via videoconference call pursuant to Texas Government Code Section 551.127 and Texas Tax Code Section 311.0093. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code Section 551.125 due to an emergency or other public necessity pursuant to Texas Government Code Section 551.045. If this meeting is conducted through telecommunication devices pursuant to Texas Tax Code Section 311.0093, the Chair or Vice Chair shall be physically present at the location of the meeting and two-way audio communication shall be provided.

A. Chairman Everett Roy to call the meeting to order.

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

TIRZ No. 3 Board Members:

• Everett Roy (Chair)	Council Member District 1
• Carolyn Vaughn (Vice Chair)	Council Member At- Large
• Paulette Guajardo	Mayor
• Sylvia Campos	Council Member District 2
• Eric Cantu	Council Member District 3
• Kaylynn Paxson	Council Member District 4
• Gil Hernandez	Council Member District 5
• Roland Barrera	Council Member At-Large
• Mark Scott	Council Member At-Large
• Mike Pusley	Nueces County Commissioner Precinct 1
• Rudy Garza	Del Mar
• James Sedwick	Downtown Management District

C. PUBLIC COMMENT:

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE BOARD OF DIRECTORS FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

1. **MAKE A STATEMENT OF FACTUAL INFORMATION.**

2. **RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.**

3. **ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AN AGENDA AT A LATER DATE.**

D. MINUTES:

1. 26-1664 Approval of Minutes for the Reinvestment Zone No. 3 Board, May 5, 2026 Regular Meeting Minutes and August 24, 2026 Special Meeting Minutes.

E. FINANCIAL REPORT:

2. 26-1739 TIRZ #3 Financial Reports as of September 30, 2026

F. EXECUTIVE SESSION ITEMS:

PUBLIC NOTICE is given that the Board of Directors may elect to go into closed session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meetings Act, Chapter 551 of the Texas Government Code, and that if the Board of Directors specifically expects to go into closed session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the closed session will be publicly announced by the presiding officer.

3. 26-1729 **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 the Tax Increment Financing Act, Texas Tax Code § 311.001, et. Seq., existing and future Tax Increment Reinvestment Zones (TIRZ) and interlocal agreement(s) with **Agnes Water, LLC for 401 South Water St.** and other taxing entities and **Texas Government Code § 551.087** to discuss and deliberate regarding potential financial or other incentive(s) to business prospect(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the City will be conducting economic development negotiations.

4. 26-1731 **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 the Tax Increment Financing Act, Texas Tax Code § 311.001, et. Seq., existing and future Tax Increment Reinvestment Zones (TIRZ) and interlocal agreement(s) with

C&P Monarch, LP for Hotel Indigo and other taxing entities and **Texas Government Code § 551.087** to discuss and deliberate regarding potential financial or other incentive(s) to business prospect(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the City will be conducting economic development negotiations.

5. 26-1730 **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 the Tax Increment Financing Act, Texas Tax Code § 311.001, et. Seq., existing and future Tax Increment Reinvestment Zones (TIRZ) and interlocal agreement(s) with **C&P Monarch, LP for Holiday Inn Express** and other taxing entities and **Texas Government Code § 551.087** to discuss and deliberate regarding potential financial or other incentive(s) to business prospect(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the City will be conducting economic development negotiations.

6. 26-1734 **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 the Tax Increment Financing Act, Texas Tax Code § 311.001, et. Seq., existing and future Tax Increment Reinvestment Zones (TIRZ) and interlocal agreement(s) with **Thirsty Corpus, LLC** and other taxing entities and **Texas Government Code § 551.087** to discuss and deliberate regarding potential financial or other incentive(s) to business prospect(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the City will be conducting economic development negotiations.

7. 26-1732 **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 the Tax Increment Financing Act, Texas Tax Code § 311.001, et seq.; existing and future Tax Increment Reinvestment Zones (TIRZ); and interlocal agreement(s) with **C&P Monarch, LP (Hotel Indigo and Holiday Inn Express); 416 N Chaparral St, LLC (416 Flats); Avesta, LLC (701 N. Mesquite St. Parking Lot); Fosters Dynamic Design, LLC (Dram's Bourbon); Diocese of Corpus Christi (Corpus Christi Cathedral); YC Texas Hotel, LLC (Hotel Spark); Elevate QOF, LLC (Homewood Suites); Anaqua Oil & Gas, LLC (520 Starr Street); Coastal Cowboy Construction, LLC (Quad on Second); Thirsty Corpus, LLC**; and other taxing entities and **Texas Government Code § 551.087** to discuss and deliberate regarding potential financial or other incentives (s) to business prospect(s) that the governmental body seeks to have locate,

stay, or expand in or near the territory of the City and with which the City will be conducting economic development negotiations.

G. AGENDA ITEMS:

8. 26-1695 Motion approving Tax Increment Reinvestment Zone #3 Board Meeting Calendar.

9. 26-1744 Motion to approve amendments to the TIRZ #3 Downtown Development Reimbursement Agreements with C&P Monarch, LP (Hotel Indigo and Holiday Inn Express); 416 N Chaparral St, LLC (416 Flats); Avesta, LLC (701 N. Mesquite St. Parking Lot); Fosters Dynamic Design, LLC (Dram's Bourbon); Diocese of Corpus Christi (Corpus Christi Cathedral); YC Texas Hotel, LLC (Hotel Spark); Elevate QOF, LLC (Homewood Suites); Anaqua Oil & Gas, LLC (520 Starr Street); Coastal Cowboy Construction, LLC (Quad on Second); and Thirsty Corpus, LLC to amend Section 3 of each agreement to clarify reimbursement eligibility for completed improvements and provide for proportional reductions in reimbursement for improvements that are not completed or are materially reduced in scope. Effective upon signature by the City Manager or designee.

10. 26-1746 Resolution approving the fourteenth amendment to the Tax Increment Reinvestment Zone (TIRZ) #3 Project & Financing Plan to cap reimbursement under the Targeted Vacant Property Improvement Grant Program and the Streetscape and Safety Improvement Program at $150,000 per project, to reduce the Downtown Living Initiative grant to $10,000 per unit not to exceed $150,000 per project, and to eliminate the Targeted Office to Residential Conversion Program and the Rooftop Activation Program.

11. 26-1743 Motion to approve a TIRZ #3 Downtown Development Reimbursement Agreement with Agnes Water, LLC for the property located at 401 South Water Street in an amount not to exceed $170,000, consisting of up to $150,000 from the Streetscape and Safety Improvement Program and up to $20,000 from the Commercial Finish Out Landlord Program effective upon signature by the City Manager or designee to be paid out in FY 27.

12. 26-1741 Motion to approve a 1st amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with C&P Monarch, LP for the Hotel Indigo located at 1102 S. Shoreline Boulevard to extend the project completion date from February 28, 2027, to February 28, 2028, effective upon signature by the City Manager or designee.

13. 26-1738 Motion to approve a 2nd amendment to the TIRZ #3 Downtown Development Reimbursement Agreement with YC Texas Hotel, LLC, for Hilton Spark hotel located at 601 N. Water Street, with no change to the

previously approved incentive not to exceed $2,158,500, to extend the Completion Date by six months, from December 30, 2026, to June 30, 2027, effective upon signature by the City Manager or designee, with funding available from the TIRZ #3 Targeted Vacant Building Improvement Program and the Streetscape and Safety Improvement Program.

H. ADJOURNMENT

** 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.*