



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Reinvestment Zone No. 3 - Downtown

Tuesday, February 24, 2026

9:30 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. [26-0295](#) Approval of the November 18, 2025 Regular Meeting Minutes, and January 13, 2026 and January 27, 2026 Special Meeting Minutes.
Sponsors: City Secretary's Office

E. FINANCIAL REPORT:

2. [26-0251](#) TIRZ #3 Financial Reports as of December 31, 2025
Sponsors: Finance & Procurement

F. EXECUTIVE SESSION ITEMS: NONE

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.

G. AGENDA ITEMS:

3. [26-0236](#) Motion to approve a Downtown Development Agreement with Paul Knowles for improvements to the property located at 520 Starr Street for a total incentive amount not to exceed \$85,837, effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program.
Sponsors: Downtown Management District
4. [26-0237](#) Motion to approve a Downtown Development Agreement with Avesta, LLC for improvements to the property located at 701 N Mesquite for a total incentive amount not to exceed \$16,375, effective upon signature by the City Manager or designee from the TIRZ #3 Streetscape and Safety Improvement Program.

Sponsors: Downtown Management District

5. [26-0238](#) Motion to approve a Downtown Development Agreement with Marcos J. Oliveira for improvements to the property located at 523 Taylor Street for a total incentive amount not to exceed \$133,500, effective upon signature by the City Manager or designee from the TIRZ #3 Commercial Finish Out (Landlord) and Streetscape and Safety Improvement Program.

Sponsors: Downtown Management District

H. PRESENTATION ITEMS:

The following items are for discussion only. There will be no action taken and public comment will not be solicited.

6. [26-0240](#) DMD 2024-2025 Impact Report

Sponsors: Downtown Management District

7. [26-0241](#) DMD Updates

Sponsors: Downtown Management District

I. 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.*