



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

---

Tuesday, April 23, 2019

9:30 AM

City Council Chambers

---

**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.**

**A. Chairperson Everett Roy to call the meeting to order.**

Chairperson Roy called the meeting to order at 9:31 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** 12 - Chair Everett Roy, Board Member Roland Barrera, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Claudia Jackson, Board Member Al Jones, Board Member Joe McComb, Board Member Ben Molina, Board Member Greg Smith, and Board Member Carolyn Vaughn

**C. PUBLIC COMMENT:**

None.

**D. MINUTES:**

**1. Approval of Minutes of the March 19, 2019 Regular Meeting**

Chairperson Roy referred to approval of the minutes. Board Member Hunter made a motion to approve the minutes, seconded by Board Member Garza and passed unanimously.

**E. FINANCIAL REPORT:**

**2. TIRZ #3 Financial Reports as of February 28, 2019**

Chairperson Roy referred to Item 2. Treasurer Constance Sanchez presented the financial report for Reinvestment Zone No. 3 ending February 28, 2019 including: total assets; revenues; expenditures; commitment reports; and fund balance.

**F. EXECUTIVE SESSION ITEMS: (None)**

**G. AGENDA ITEMS: (3-5)****3. Approval of a 2nd Amendment TIRZ #3 Reimbursement Agreement for Third Coast Beer, LLC dba Nueces Brewing Company at 401 S Water St.**

Motion approving Amendment No. 2 to the Downtown Development Reimbursement Agreement for Third Coast Beer, LLC which provides that the Developer must complete improvements on or before June 30, 2019.

Chairperson Roy referred to Item 3. Alyssa Barrera Mason, Executive Director of the Downtown Management District (DMD), stated that the purpose of this item is to approve an amendment to the Downtown Development Reimbursement Agreement with Third Coast Beer, LLC, located at 401 S. Water Street, to extend the completion date to June 30, 2019.

Board Member Garza made a motion to approve Item 3, seconded by Board Member Guajardo and passed unanimously.

**4. Approval of a 1st Amendment TIRZ #3 Reimbursement Agreement for Moonshine and Ale/Whiskey Rodeo Saloon at 301 and 305 N. Chaparral Street**

Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Moonshine Ale Ventures, LLC and Whiskey Rodeo Saloon Ventures, LLC which provides that the Developer must complete improvements on or before July 31, 2019 for Moonshine & Ale and December 31, 2019 for Whiskey Rodeo Saloon.

Chairperson Roy referred to Item 4. Alyssa Barrera Mason, Executive Director of the Downtown Management District (DMD), stated that the purpose of this item is to approve an amendment to the Downtown Development Reimbursement Agreement for property located at 301 and 305 N. Chaparral Street to extend the completion date of Phase I to July 31, 2019 and Phase II to December 31, 2019.

Board Member Guajardo made a motion to approve item 4, seconded by Board Member Garza and passed unanimously.

**5. Approval of TIRZ #3 Reimbursement Agreement with Peoples Street Project, LLC for the Ward Building at 541 N. Chaparral St.**

Motion to approve a Downtown Development Reimbursement Agreement with Peoples Street Project, LLC for improvements to the property located at 541 N. Chaparral St. for a total incentive amount not to exceed \$190,000 through the Chaparral Street Property Improvement Grant and a total incentive amount not to exceed \$200,000 under the Project-Specific Development Agreement.

Chairperson Roy referred to Item 5. Alyssa Barrera Mason, Executive Director of the Downtown Management District (DMD), stated that the purpose of this item is to approve a Downtown Development Reimbursement Agreement for

541 N. Chaparral Street, the Ward Building, for a total incentive amount not to exceed \$190,000 through the Chaparral Street Property Improvement Grant and a total incentive amount not to exceed \$200,000 under the Project Specific Development Agreement. The project entails a historic rehabilitation consisting of a restaurant, a co-working retail space and eight apartment units.

Board members and Ms. Mason discussed the following topics: that reimbursement will be received upon receipt of the certificate of occupancy; the incentive payments, and the completion date.

Board Member Garza made a motion to approve Item 5, seconded by Board Member Hunter and passed unanimously.

#### H. PRESENTATION ITEMS: (6-7)

##### 6. Artesian Park Historic Garden

Chairperson Roy referred to Item 6. Alyssa Barrera Mason, Executive Director of the Downtown Management District (DMD), stated that the purpose of this item is to provide an update on the Artesian Park Historical Garden concept. Ms. Mason presented the following information: that the Downtown Area Development Plan, the TIRZ traffic and planning analysis, and City Council's vision include making improvements to downtown parks to make them more user-friendly and more attractive to the public; that Artesian Park is the third oldest park in the State of Texas and the oldest piece of public land in Corpus Christi; that development of Chaparral Street has provided an opportunity to leverage new energy and activate this under-utilized park; that the DMD has adopted Artesian Park; that ArtWalk is located in Artesian Park; that \$150,000 has been budgeted for improvements; that the most pressing items include lighting and concrete walkway improvements; and examples of other urban gardens.

Board members and Ms. Mason discussed the following topics: that the DMD would request financial support from the TIRZ #3 Board to clean and maintain the park; that La Retama Park is not being utilized; the improvements made by the City to La Retama Park; if revenue generated by ArtWalk could be used to offset expenses at Artesian Park; vendor capacity at ArtWalk; parking to accommodate ArtWalk; if improvements will impact serving the homeless on Sundays at Artesian Park; how the DMD, the City, and the TIRZ #3 Board will be involved in improvements; the cost associated with improvements; making the downtown area more pedestrian friendly; the opportunity to beautify downtown parks to make them more inviting to residents and draw tourism; requesting that the DMD define specific improvements and associated costs; that the DMD develop an agreement to ensure parking utilization with TRT Holdings; that the City lease the park to the DMD; and fencing around the park.

##### 7. Update of TIRZ #3 Approved Programs and Initiatives - April 2019

Chairperson Roy referred to Item 7. Business Liaison Arlene Medrano provided the status of the TIRZ # 3 approved programs and initiatives in the April 2019 report.

Board members spoke regarding the following projects: The 600 Building; Studio 44; and plans for flashing traffic lights at Water and Chaparral Streets.

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Roy referred to Identify Future Agenda Items. The following items were identified: an update regarding the downtown vacant building ordinance; an amendment to the Stonewater agreement to remove Phase 2 and 3; an update regarding the scooter program; and a reimbursement for Lucy's Snack Bar.

**J. ADJOURNMENT**

The meeting was adjourned at 10:13 a.m.

*\* 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.*