



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, February 25, 2020

9:30 AM

Council Chambers

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

Chairman Roy 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 Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Present 9 - Chair Everett Roy, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Susan Hutchinson, Board Member Al Jones, Board Member Joe McComb, and Vice Chair Carolyn Vaughn

Absent 3 - Board Member Roland Barrera, Board Member Greg Smith, and Board Member Ben Molina

C. PUBLIC COMMENT:

Chairman Roy referred to Public Comment. There were no comments from the public.

D. MINUTES:

1. Approval of Minutes of the October 22, 2019 and January 28, 2020 Regular Meeting Minutes

Chairman Roy referred to Item 1. Board Member Garza made a motion to approve the minutes, seconded by Board Member Guajardo and passed unanimously (Board Members Molina, Smith and Barrera - absent).

E. FINANCIAL REPORT:

2. TIRZ #3 Financial Reports as of December 31, 2019

Chairman Roy referred to Item 2.

Treasurer Alma Casas presented the financial report for Tax Reinvestment Zone No. 3 ending December 31, 2019, including: total assets; revenues; expenditures; commitment reports; encumbrances; and fund balance.

There were no comments from the Board.

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

3. Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Americano Properties, which provides a six-month extension and requires the Developer to complete improvements on or before August 31, 2020, effective upon signature by the City Manager or designee.

Chairman Roy referred to Item 3.

The Downtown Management District's Real Estate Manager Jason Alaniz stated that the purpose of this Item is to extend the Streetscape Reimbursement Agreement with Americano Properties through August 31, 2020.

A board member commented that he has seen the crew working regularly and knows progress is being made.

Board Member Garza made a motion to approve Item 3, seconded by Board Member Hunter and passed unanimously (Board Members Barrera, Molina and Smith - absent).

H. PRESENTATION ITEMS:

4. Update on TIRZ #3 Approved Programs and Initiatives - February 2020

Chairman Roy referred to Item 4.

Real Estate Manager for the Downtown Management District Jason Alaniz presented information on the following topics regarding the February 2020 Update on TIRZ#3 Approved Programs and Initiatives: Ritz Theatre; Ward Building; Limerick Apartments; 807 N. Upper Broadway; K Space Contemporary; Americano Properties; Dusty's Taco Shop; Aka Sushi; Downtown Carwash Club; Muse Bistro; The Goldfish Bar; and Dokyo Dauntaun.

A board member and Real Estate Manager Alaniz discussed the following topics: if Dokyo Dauntaun is Korean BBQ and if the work is complete.

5. Update on Artesian Park Upgrades

Chairman Roy referred to Item 5.

Executive Director of the Downtown Management District Alyssa Barrera Mason presented information on the following topics regarding the Artesian Park update: photos of the park, including the artwalk; and the three phases in progress.

Board members and Mrs. Mason discussed the following topics: if the concrete is going to be repaired or replaced; the most cost effective measure is to repair for now; that the electricity at the gazebo will be available for artwalk events;

and that power will only be available if the park is being used.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairman Roy referred to Identify Future Agenda Items. No items were discussed or identified.

J. ADJOURNMENT

The meeting was adjourned at 9:49 a.m.