



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final Reinvestment Zone No. 3

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Tuesday, August 23, 2016

9:30 AM

City Council Chambers

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- A. Chairperson Carolyn Vaughn to call the meeting to order.
- B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.
- 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: (ITEM 1)

- 1. [16-1012](#) Approval of the Minutes from the July 26, 2016 meeting.

E. FINANCIAL REPORT: (ITEM 2)

- 2. [16-0982](#) Financial Report as of July 31, 2016.

Sponsors: Financial Services Department

F. EXECUTIVE SESSION ITEMS: (ITEMS 3-4)

*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 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. [16-0977](#) **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 economic development agreement(s) with CT Corpus 149, Ltd., involving a**

residential development at 605 Furman Ave., 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 involving said business prospect, and possible action related to the aforementioned matters in open session.

4. [16-1010](#) **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 economic development agreement(s) with SEA District Hotel Group LP, involving a commercial development located at the corner of Brewster St and Tanchahua St., 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 involving said business prospect, and possible action related to the aforementioned matters in open session.

**G. AGENDA ITEMS: (ITEMS 5-6)**

5. [16-1006](#) **Second Amendment to TIRZ #3 Project & Financing Plan**  
Resolution approving a Second Amendment to the Tax Increment Reinvestment Zone #3 Amended Project & Financing Plan.
6. [16-1007](#) **Downtown TIRZ Design Requirements**  
Discussion and possible action regarding Downtown TIRZ Design Requirements.

**H. PRESENTATION ITEMS: (ITEM 7)**

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

7. [16-1013](#) **Update on Parking Management Study & Strategic Plan**

**I. IDENTIFY FUTURE AGENDA ITEMS:**

**J. 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.*