



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final Reinvestment Zone No. 3

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Tuesday, February 28, 2017

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:

- 1. [17-0295](#) Approval of Minutes of the January 24, 2017 meeting.

E. FINANCIAL REPORT:

- 2. [17-0238](#) TIRZ#3 Financial Report for December 31, 2016.

**Sponsors:** Financial Services Department

F. EXECUTIVE SESSION ITEMS: (ITEMS 1-3)

*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. [17-0296](#) **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) involving entities desiring to engage in**

residential development on a portion of North Water Street in the downtown area 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.

4. [17-0297](#) **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) involving entities desiring to engage in commercial development on a portion of Brewster Street in the downtown area 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.

5. [17-0138](#) **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) involving entities desiring to engage in cultural development on a portion of North Chaparral Street in the downtown area 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.

**G. AGENDA ITEMS: (ITEMS 6-8)**

6. [17-0133](#) **2017 Meeting Calendar**  
Motion to approve 2017 Meeting Calendar for TIRZ #3 Board.  
**Sponsors:** Business Liaison
7. [17-0292](#) **Downtown Development Agreement - Bar Under the Sun**  
Motion to approve a Downtown Development Reimbursement Agreement with Fieldberry, LLC, for improvements to the property located at 702 N. Chaparral St. for a total incentive amount not to exceed \$100,000, which is comprised of incentives under the Chaparral Street Property Improvement Grant Program.  
**Sponsors:** Business Liaison

8. [17-0135](#) **Incremental Development Alliance - Memo of Findings and Observations**  
Discussion and possible action regarding the Incremental Development Alliance - Memo of Findings and Observations.

Sponsors: Business Liaison

**H. PRESENTATION ITEMS: (ITEMS 9-10)**

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

9. [17-0293](#) **Parking Management Study & Strategic Plan - Implementation Steps**

Sponsors: Business Liaison

10. [17-0298](#) **Presentation - The Ritz Theatre**

**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.*