



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3

Tuesday, May 15, 2018

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 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. [18-0593](#) Approval of Minutes of the April 24, 2018 Regular Meeting

E. FINANCIAL REPORT:

- 2. [18-0567](#) TIRZ #3 Financial Reports for March 31, 2018

Sponsors: Financial Services Department

F. EXECUTIVE SESSION ITEMS:

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. [18-0601](#) Downtown Development Agreement - Le Meridien Hotel (Old Nueces County Courthouse)**

Motion to approve a Downtown Development Reimbursement Agreement with Nueces County Courthouse Development Partners, L.L.C., for improvements to the Old Nueces County Courthouse located on the 1100 block of North Mesquite Street, for a total incentive amount not to exceed \$1,000,000, which is comprised of incentives under the Project Specific Development Agreement program.

Sponsors: Downtown Management District

4. [18-0602](#) Downtown Development Agreement- Nueces Brewing Company (Third Coast Beer, LLC.)

Motion to approve a Downtown Development Reimbursement Agreement with Third Coast Beer, L.L.C., dba Nueces Brewing Company, for improvements to the property located at 401 Water Street, for a total incentive amount not to exceed \$61,700, which is comprised of incentives under the New Commercial Tenant Finish Out Grant Program.

Sponsors: Downtown Management District

5. [18-0603](#) Downtown Development Agreement- Nueces Brewing Company (Stonewater Properties Water Street, Inc.)

Motion to approve a Downtown Development Reimbursement Agreement with Stonewater Properties Water Street, Inc., for improvements to the property located at 401 Water Street, for a total incentive amount not to exceed \$200,000, which is comprised of incentives under the Project Specific Development Agreement program.

Sponsors: Downtown Management District

6. [18-0604](#) Off-Street Parking Improvement Program

Motion creating the Off-Street Parking Improvement Program as recommended by the Downtown Management District and authorizing the City Manager, or designee, to approve agreements not to exceed \$20,000 with property owners under this program. Agreements over \$20,000 will be brought to the Board for review and approval.

Sponsors: Downtown Management District

7. [18-0605](#) Streetscape and Safety Improvement Program

Motion creating the Streetscape and Safety Improvement Program as recommended by the Downtown Management District and authorizing the City Manager, or designee, to approve agreements not to exceed \$10,000

with property owners under this program. Agreements over \$10,000 will be brought to the Board for review and approval.

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.

8. [18-0594](#) FY 18-19 Proposed Budget & Project Plan

Sponsors: Business Liaison

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.*