



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Reinvestment Zone No. 3

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Tuesday, December 4, 2018

9:30 AM

City Council Chambers

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#### Special Meeting

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: (None)
- E. FINANCIAL REPORT: (None)
- F. EXECUTIVE SESSION ITEMS: (1-1)

1. [18-1530](#) **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 H2O Market Trust and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 312 N Chaparral Street; **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

governing body seeks to have locate, stay, or expand within the City limits and with which the governing 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: (2-6)**

2. [18-1496](#) **Approval of TIRZ #3 Reimbursement for Therese Cassidy**  
Motion approving the reimbursement request from Therese Cassidy under the Downtown Development Reimbursement Agreement for 903 N. Chaparral Street and authorizing the expenditure of \$8,439.  
*Sponsors:* Downtown Management District
3. [18-1513](#) **1st Amendment for Shoreline Hospitality**  
Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Shoreline Hospitality, LP, which provides that the Developer must complete improvements on or before August 31, 2019.  
*Sponsors:* Downtown Management District
4. [18-1514](#) **1st Amendment for Third Coast Beer, LLC dba Nueces Brewing**  
Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Third Coast Beer, LLC which provides that the Developer must complete improvements on or before April 30, 2019.  
*Sponsors:* Downtown Management District
5. [18-1515](#) **1st Amendment for Stonewater Properties Water Street, Inc.**  
Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement with Stonewater Properties Water Street, Inc., which provides that the Developer must complete improvements on or before March 31, 2019.  
*Sponsors:* Downtown Management District
6. [18-1516](#) **2nd Amendment for Stonewater Projects (Studio 44 & Broadway Lofts)**  
Motion approving Amendment No. 2 to the Downtown Development Reimbursement Agreement for Studio 44 Apartments f/k/a "Studio 21", Broadway Lofts, and the related Parking Facilities with Stonewater Properties 723 Broadway LLC and Stonewater Properties Carancahua Inc., which provides an extension of the deadline for completion of the three phases of the Development.  
*Sponsors:* Downtown Management District

**H. PRESENTATION ITEMS: (None)**

**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.*