



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda Reinvestment Zone No. 3

Tuesday, September 17, 2019

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. Chairman Everett Roy to call the meeting to order.
- B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

TIRZ No. 3 Board Members:

Everett Roy (Chair)	Carolyn Vaughn (Vice-Chair, Nueces County)
Ben Molina	Joe McComb
Michael T. Hunter	Al Jones (Downtown Management District)
Paulette Guajardo	Susan Hutchinson (Del Mar)
Greg Smith	Rudy Garza
Gil Hernandez	Roland Barrera

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. [19-1296](#) Approval of Minutes of the August 27, 2019 Regular Meeting

E. FINANCIAL REPORT:

2. [19-1264](#) TIRZ #3 Financial Reports as of July 31, 2019

Sponsors: Financial Services Department

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

3. [19-1276](#) Motion to approve a Downtown Development Reimbursement Agreement with 31102, LLC for improvements to the property located at 201 S Chaparral Street for a total incentive amount not to exceed \$220,000, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
4. [19-1277](#) Motion to approve a Downtown Development Reimbursement Agreement with 807 N Upper Broadway, LLC for improvements to the property located at 807 N Upper Broadway for a total incentive amount not to exceed \$520,000, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
5. [19-1278](#) Motion to approve a Downtown Development Reimbursement Agreement with Corpus Christi PATCH, Inc. for improvements to the property located at 715 N Chaparral Street for a total incentive amount not to exceed \$100,000, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
6. [19-1279](#) Motion to approve a reimbursement request with Centre Theatre, LLC under the Downtown Development Reimbursement Agreement for 301 & 305 N Chaparral Street and authorizing the expenditure of \$18,964.
Sponsors: Downtown Management District
7. [19-1281](#) Motion to approve a Streetscape Reimbursement Agreement with KPL Holdings LLC for improvements to the property located at 424 N Chaparral Street for an incentive amount not to exceed \$45,700, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
8. [19-1283](#) Motion to renew the Interlocal Cooperation Agreement between Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of TIRZ #3, approve a Service Plan for Fiscal Year 2020 and ratify the Budget amount of \$510,000.
Sponsors: Downtown Management District and Business Liaison

H. PRESENTATION ITEMS:

9. [19-1294](#) Update of TIRZ #3 Approved Programs and Initiatives - August 2019
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.*