



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3

Tuesday, January 28, 2020

9:30 AM

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. [20-0144](#) Approval of Minutes of the December 17, 2019 Regular Meeting

E. FINANCIAL REPORT:

2. [20-0140](#) TIRZ #3 Financial Reports as of November 30, 2019

Sponsors: Finance & Business Analysis

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.

3. [20-0089](#) **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 potential TIRZ #3 Reimbursement Agreement with Wisznia Architecture + Development and other potential owners and/or developers of 600 Leopard 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 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:

4. [20-0181](#) Motion approving Amendment No. 6 to the Downtown Development Reimbursement Agreement with 600 Building, LLC for the property located at 600 Leopard Street which increases the total incentive by an amount not to exceed \$2,035,000, for a total incentive not exceed \$4,595,000, updates reimbursement schedule terms, and requires additional performance deadlines, effective upon signature by the City Manager or designee.

Sponsors: Downtown Management District

5. [20-0086](#) Motion to approve a Downtown Development Reimbursement Agreement with Michelle Joseph & Monet Love for improvements to the property located at 414 Starr Street for a total incentive amount not to exceed \$7,888, effective upon signature by the City Manager or designee and ending May 31, 2020.

Sponsors: Downtown Management District

6. [20-0087](#) Motion to approve Amendment No. 2 to the Downtown Development Reimbursement Agreement for Moonshine Ale Ventures, LLC and Whiskey Rodeo Saloon Ventures, LLC, which removes Phase 2 of the project for Whiskey Rodeo Saloon, a proposed country bar and dance hall and which deobligates \$50,000 of TIRZ #3 Funds, effective upon signature

by the City Manager or designee.

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.

7. [20-0146](#) Presentation - Downtown Management District 2018-2019 Annual Report

Sponsors: Downtown Management District

8. [20-0143](#) Update on TIRZ #3 Approved Programs and Initiatives - January 2020

Sponsors: Downtown Management District

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.*