



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 3

Wednesday, September 30, 2020

1:30 PM

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, Council Member District 2
- Joe McComb, Mayor
- Michael Hunter, Council Member At-Large
- James Sedwick (Downtown Management District)
- Paulette Guajardo, Council Member At-Large
- Susan Hutchinson (Del Mar)
- Greg Smith, Council Member District 4
- Rudy Garza, Council Member At-Large
- Gil Hernandez, Council Member District 5
- Roland Barrera, Council Member District 3

- C. **PUBLIC COMMENT:**

PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THIS BOARD/COMMISSION/COMMITTEE (Board). To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and Boards. This meeting will be broadcast at cctexas.com/services/council/meeting-agendas-minutes-video. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Boards should be provided in writing, in the form of an e-mail or by using the **PUBLIC COMMENT/INPUT FORM** located on the City Secretary's webpage (**PREFERRED METHOD**) and shall be e-mailed to NormaD2@cctexas.com no later than five minutes after the start of each meeting of the Board meetings. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Boards prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.

D. PRESENTATION ITEMS:

1. [20-1226](#) Opportunity Zones within the Downtown Management District

E. MINUTES:

2. [20-0974](#) Approval of the minutes of the Reinvestment Zone No. 3 July 28, 2020.

F. FINANCIAL REPORT:

3. [20-1091](#) TIRZ #3 Financial Reports as of July 31, 2020

Sponsors: Finance & Business Analysis

G. EXECUTIVE SESSION ITEMS: None

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.

H. AGENDA ITEMS:

4. [20-1096](#) Motion to approve a Downtown Development Reimbursement Agreement with SEA District Hotel Group LP for the development of a \$41,000,000 196 room dual-branded hotel (Hilton Garden Inn and Homewood Suites) located at 701 E Port Ave for a total incentive amount not to exceed \$1,415,000, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
5. [20-1097](#) Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for 807 N Upper Broadway LLC, which provides a six-month extension of the deadline to complete construction of the improvements from September 30, 2020 to March 31, 2021, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
6. [20-1098](#) Motion authorizing Amendment No. 2 to the Downtown Development Reimbursement Agreement for Americano Properties, LLC, for improvements to the properties located at 415-419 Peoples Street, which provides a one-month extension that the Developer must complete improvements on or before September 30, 2020, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
7. [20-1100](#) Motion to approve a Downtown Development Reimbursement Agreement with Carlos Villarreal for improvements to the property located at 419 Peoples Street related to the development of an art gallery and studio for a total incentive amount not to exceed \$7,500 to be completed on or before January 31, 2021, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
8. [20-1165](#) Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Americano Properties, LLC for Dusty's Taco Bar, located at 322 N Chaparral, which increases the total incentive, previously set at \$30,000, by an amount not to exceed \$11,500 for a total incentive amount not to exceed \$41,500 and provides a twelve-month extension to the deadline to complete construction from September 30, 2020 to September 30, 2021, effective upon signature by the City Manager or designee.
Sponsors: Downtown Management District
9. [20-1101](#) Resolution approving the Fifth Amendment to the Tax Increment Reinvestment Zone #3 Project & Financing Plan for implementation with the FY2021 budget.
Sponsors: Finance & Business Analysis
10. [20-1181](#) Motion to approve a Service Plan for Fiscal Year 2021 and 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 in the amount of \$510,000 for program and incentive administration, \$50,000 for downtown park maintenance activities and \$50,000 for downtown right-of-way maintenance activities for a total contracted amount of \$610,000 for FY2021.

Sponsors: Finance & Business Analysis

11. [20-0843](#) Motion authorizing the expenditure of an additional \$200,000 for the one-way to two-way street conversion of specified downtown streets for a total expenditure for FY 2020-21 of \$400,000.

Sponsors: Finance & Business Analysis

J. IDENTIFY FUTURE AGENDA ITEMS:

K. 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.*