



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, June 21, 2016

9:30 AM

City Council Chambers

A. Chairperson Carolyn Vaughn to call the meeting to order.

Chairperson Carolyn Vaughn called the meeting to order at 9:31 a.m.

B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

Secretary Rebecca Huerta called the roll and verified that a quorum of the board and the required officers were present to conduct the meeting.

(Board Member Chad Magill arrived at 9:36 a.m. and Board Member Michael Hunter arrived at 9:43 a.m.)

(Board Member Mike Pusley was absent.)

C. MINUTES: (ITEMS 1-2)

1. [16-0705](#) Approval of Minutes of the March 29, 2016 Meeting.

Chairperson Vaughn referred to approval of the minutes.

Board Member Martinez made a motion to approve the minutes, seconded by Board Member Scott and passed unanimously (Board Member Mike Pusley was absent).

2. [16-0706](#) Approval of Minutes of the April 12, 2016 Meeting.

Chairperson Vaughn referred to approval of the minutes.

Board Member Martinez made a motion to approve the minutes, seconded by Board Member Scott and passed unanimously (Board Member Mike Pusley was absent).

D. FINANCIAL REPORT: (ITEM 3)

3. [16-0686](#) Financial Report as of May 31, 2016.

Chairperson Vaughn referred to the Financial Report.

Constance Sanchez, Treasurer, stated the report covered the 8 months ended May 31, 2016; the assets and fund balance were \$3,138,963; the total revenues were \$887,018 with an expenditure of \$1,624, for a total fund balance of \$3,138,963. There were no questions.

E. EXECUTIVE SESSION ITEMS: (ITEM 4)

Chairperson Vaughn referred to the Executive Session.

4. [16-0693](#) **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 entities desiring to engage in commercial development in the downtown area 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.

This E-Session item was discussed in executive session.

H. PUBLIC COMMENT:

Chairperson Vaughn deviated from the agenda and referred to public comment.

There were no comments from the public.

F. AGENDA ITEMS: (ITEMS 5 - 7)

5. [16-0694](#) **Amendment to Urbana Agreement**
Motion to approve an amendment to the Downtown Development Reimbursement Agreement with Christian Bernard regarding development at 424 Chaparral Street to extend the completion date to September 30, 2016.

Chairperson Vaughn referred to the Amendment to Urbana Agreement.

Alyssa Barrera, Business Liaison, City Manager's Office, referred to Item 5, Amendment to Urbana Agreement and stated that the purpose of this item is to approve an amendment to the Downtown Development Reimbursement Agreement with Christian Bernard regarding the development at 424 Chaparral Street extending the completion date to September 30, 2016. Business Liaison Barrera provided a presentation of the progress on the development. Terry Sweeney, Executive Director of the Corpus Christi Downtown Management District, stated that Mr. Bernard has other businesses he oversees, so he works on this project when time allows.

Board Member Martinez made a motion to approve the amendment to the Downtown Development Reimbursement Agreement with Christian Bernard, seconded by Board Member Schade and passed unanimously (Board Members Chad Magill and Mike Pusley were absent).

6. [16-0651](#)**Downtown Living Initiative Guidelines**

Discussion and possible action regarding the Downtown Living Initiative Guidelines.

Chairperson Vaughn referred to the Downtown Living Initiative Guidelines.

Alyssa Barrera, Business Liaison, City Manager's Office, referred to Item 6, discussion and possible action regarding the Downtown Living Initiative Guidelines, presented an excerpt from the guidelines and presented the following scope of work to the board for their input: Building Design and Placement; Parking; Streetscape; and Codes and Ordinances.

A board member asked how projects that utilize existing buildings that don't meet the guidelines can still receive incentives. Business Liaison Barrera stated that an option can be added for existing building renovations. Terry Sweeney, Executive Director of the Corpus Christi Downtown Management District, suggested having different guidelines for new construction projects and for renovating/remodeling existing projects. Business Liaison Barrera said a statement could be added that the board has the authority to waive any of the requirements. A board member asked for an example of what an active streetwall space would be. Business Liaison Barrera stated it could be lighting, murals or architectural features as long as it is not a blank wall.

Board Member Garza made a motion to amend the Downtown Living Initiative Guidelines by adding a disclaimer at the bottom that states "transformation of existing buildings could receive incentives per board approval", seconded by Board Member McIntyre and passed unanimously (Board Member Mike Pusley was absent).

Board Member Garza made a motion to approve the Downtown Living Initiative Guidelines, as amended, seconded by Board Member McIntyre and passed unanimously (Board Member Mike Pusley was absent).

7. [16-0650](#)**Texas Historical Commission Grant - Historic Resources Survey**

Motion authorizing TIRZ funds of \$18,000 for the Historic Resources Survey to be reimbursed by the City upon receipt of grant funds from the Texas Historical Commission upon completion of the survey.

Chairperson Vaughn referred to the Texas Historical Commission Grant - Historic Resources Survey.

Terry Sweeney, Executive Director of the Corpus Christi Downtown Management District (DMD), stated that the purpose of this item is a motion authorizing Reinvestment Zone No. 3 (TIRZ #3) funds of \$18,000 for the Historic Resources Survey to be reimbursed by the City upon receipt of grant funds from the Texas Historical Commission (THC) upon completion of the survey. DMD Executive Director Sweeney stated that due to the City of Corpus Christi becoming a Certified Local Government Community (CLG) and receiving a Main Street Community Designation, this makes the City eligible for a Texas Historical Commission Grant.

DMD Executive Director Sweeney explained that the Landmark Commission applied for a \$12,000 matching grant from the CLG Program to digitize a 1995 Historic Resources Survey, but the THC responded with an alternate proposal, to update the 21-year old survey rather than digitize it.

DMD Executive Director Sweeney said at a minimum the survey will cover the boundaries of the DMD area, however, the final boundary would be determined by a historic consultant. He also stated the survey would include approximately 160 buildings and is a first step in determining the feasibility of a National Register District.

DMD Executive Director Sweeney explained the DMD offered to provide funding and manage the project. The \$24,000 project funding would be as follows:

\$12,000 Texas Historical Commission
\$ 6,000 Downtown Management District
\$ 6,000 TIRZ #3 Administrative Funds

The THC would reimburse the City up to \$12,000 after completion of the project. The City would then transfer the funds back to the TIRZ No. 3 Fund.

DMD Executive Director Sweeney stated the following anticipated deliverables as per the THC: building survey forms; a database that houses that information; historic property inventory; a historic context; a summary of findings; high resolution photographs; recommendations about potential local or National Register districts/listings; maps and recommendations for future phases of survey and/or other preservation planning activities.

DMD Executive Director Sweeney stated the survey will afford the following benefits: it is the first step in preparation of a National Register nomination; used to nominate individual buildings to the National Register; and used to designate a local historic district which will give the City more authority over exterior alterations of historic properties and guide infill development.

A board member stated they were glad that the uptown area could be included in the survey and also asked if we have any buildings that aren't designated to be included in the local registry district. DMD Executive Director Sweeney stated that we don't have any at this time, however, this process could help to create a first step in creating a historical district. A board member asked if there are grants available that are related to the National Registry district listings. DMD Executive Director Sweeney stated that one could apply for a grant. A board member asked if there are any local historic consultants. DMD Executive Director Sweeney stated they will issue a Request for Proposal to the Texas Downtown Association and other firms that work with historic projects. A board member asked about the process of the project. DMD Executive Director Sweeney explained the project will create a database that can be used toward future databases and it will document all the historic resources in the boundary. DMD Executive Director Sweeney said the City can then make a formal application to the National Trust to get on the National Registry. A board member asked if the project will include GIS information. DMD Executive Director Sweeney said he will determine if and how GIS information can be incorporated. A board member asked that citizens with knowledge of local history be contacted during this process.

Board Member Scott made a motion authorizing Reinvestment Zone No. 3 (TIRZ #3) funds of \$18,000 for the Historic Resources Survey to be reimbursed by the City upon receipt of grant funds from the Texas Historical Commission

upon completion of the survey, seconded by Board Member Rosas and passed unanimously (Board Member Mike Pusley absent).

G. PRESENTATION ITEMS: (NONE)

I. ADJOURNMENT

The meeting was adjourned at 10:32 a.m.