



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, January 24, 2017

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 9:30 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 was present to conduct the meeting.

Board Member Michael Hunter arrived at 9:31 a.m. and Paulette M. Guajardo arrived at 9:35 a.m.

Present 12 - Board Member Nelda Martinez, Board Member Mark Scott, Board Member Chad Magill, Board Member Colleen McIntyre, Board Member Rudy Garza, Chair Carolyn Vaughn, Board Member Lucy Rubio, Vice Chair Mike Pusley, Board Member Claudia Jackson, Board Member Stefany Schade, Board Member Brian Rosas, and Board Member Michael Hunter

C. PUBLIC COMMENT:

Chairperson Vaughn called for public comment.

Christian Bernard, 5710 Hinman Dr., stated that Urbana Market Deli will be having a soft opening next Wednesday and a grand opening will be scheduled for a later date. He thanked the board for their support.

D. MINUTES:

1. [17-0139](#) Approval of the Minutes of the November 15, 2016 meeting.

Chairperson Vaughn referred to approval of the minutes.

Board Member Garza made a motion to approve the minutes, seconded by Board Member Rubio.

E. FINANCIAL REPORT:

2. [17-0032](#) TIRZ# 3, Financial Reports for October 31 and November 30, 2016.

Chairperson Vaughn referred to Item 2.

Constance Sanchez, Director of Finance, stated the financial reports for October and November of 2016 were included in the agenda packet and that

she would be referring to the November 2016 report, since it is cumulative. Finance Director Sanchez stated the financial report covered the 2 months ended November 30, 2016; total revenues were \$95,981 with expenditures of \$134,808 and a transfer of \$436, for a total fund balance of \$3,124,811.

F. EXECUTIVE SESSION ITEMS: (ITEMS 3-4)

Chairperson Vaughn referred to Items 3 and 4. The Board went into executive session at 9:35 a.m. and returned at 10:29 a.m.

3. [17-0137](#)

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 Fieldberry, LLC, and/or other entities desiring to engage in commercial development at 702 N. Chaparral Street 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, and possible action related to the aforementioned matters in open session.

Business Liaison, City Manager's Office, Alyssa Barrera, stated this item is a request from Fieldberry, LLC for a Chaparral Street Property Improvement Grant for their project at the old Greyhound Station and Valley Transit site. She stated this concept is a new food truck park called Bar Under the Sun. Business Liaison Barrera presented visual and proposed renderings of the site along with the site plan and conceptuals of the design features of the project.

Business Liaison Barrera introduced Leslie and Ben Lomax. Mrs. Lomax thanked the board for the opportunity to bring a family and dog friendly food truck concept to the downtown area. She stated they were excited to be apart of the growth of the city and of the downtown area. Mr. Lomax stated this concept has been proven functional across other Texas towns. He described it as a patio/bar/grill concept where the grill is actually three to four outsourced food trucks.

A Board Member thanked them for investing in the City. A Board Member thanked them for having the vision to bring this concept to the downtown area.

Board Member Hunter made a motion directing City Staff as an agent of TIRZ #3 to prepare a Downtown Development Reimbursement Agreement with Fieldberry, LLC for improvements to the property located at 702 N. Chaparral St. for a total incentive amount not to exceed \$100,000 under the Chaparral Street Property Improvement Program; the incentive being contingent upon execution of the agreement and approval of the agreement by the board, seconded by Board Member Molina, and passed unanimously.

4. [17-0138](#)

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 cultural development on a portion of North Chaparral Street 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 was discussed in executive session.

G. AGENDA ITEMS: (ITEMS 5-7)

5. [17-0133](#)

2017 Meeting Calendar

Motion to approve 2017 Meeting Calendar for TIRZ #3 Board.

Chairperson Vaughn referred to Item 5.

Chairperson Vaughn stated there are concerns about this item, due to a pending motion later in the day regarding the start time of the City Council meetings. City Secretary Rebecca Huerta asked for the item to be postponed until the next meeting. Business Liaison, City Manager's Office, Alyssa Barrera, asked if the issue was the start time or the dates. City Secretary Huerta stated it could be both, so at this time to just set the February meeting date. Chairperson Vaughn requested to schedule the February 28, 2017 meeting at 9:30 a.m. and if it needed to be changed to send out a memo. Board Member Jackson made a motion to schedule the next meeting for February 28, 2017 at 9:30 a.m., seconded by Board Member Hunter and passed unanimously.

6. [17-0135](#)

Incremental Development Alliance - Memo of Findings and Observations

Chairperson Vaughn withdrew Item 6 until the next meeting.

7. [17-0136](#)

Amendment to 600 Building Agreement

Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for the 600 Building with the 600 Building, L.L.C., which provides that the Developer must close on the purchase of the property on or before April 30, 2017; and ratifying acceptance of the amendment to begin December 22, 2016.

Chairperson Vaughn referred to Item 7.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item is ratifying an amendment to the 600 Building agreement and changing the closing date from January 1, 2017 to April 30, 2017. There were no questions.

Board Member Pusley made a motion to approve the motion, seconded by Board Member Jackson, and passed unanimously.

H. PRESENTATION ITEMS: (ITEMS 8-9)**8. [17-0134](#) DMD Expansion of Services - Zone Service Plan**

Chairperson referred to Item 8.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item is a Service Plan Presentation for the Corpus Christi Downtown Management District (DMD) regarding expansion of services. Terry Sweeney, Executive Director, Downtown Management District, stated the scope of services for the Reinvestment Zone No. 3 (TIRZ #3) area was needed to improve the City/Downtown image; protect public/private investments; attract new investment, projects and businesses; and advocate for interest of all Downtown. Executive Director Sweeney discussed the following topics: management and operations services; development and improvement services; marketing services; and public-private partnership development service. There were no questions.

9. [17-0130](#) Parking Management Study and Strategic Plan

Chairperson Vaughn referred to Item 9.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item is a review of the Parking Management Study and Strategic Plan that was approved by the Board in July. Jim Corbett and Jaime Windfont, Parking Consultants, Walker Parking Consultants, discussed the following topics: public and internal stakeholder outreach, downtown parking supply database; parking demand assessment; strategic implementation plan and presentation of final products to the City and executive summary of findings.

A Board Member asked to reschedule this item for another meeting to comment and make recommendations for the City Council to help in their decision process. A Board Member asked for the occupancy rates the figures were based on. Parking Consultant Corbett stated the figures were based on very conservative occupancy at 25% to 30% from 8:00 a.m. to 5:00 p.m., Monday through Friday. In response to a Board Member's question, Parking Consultant Corbett stated the study was done in August.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Vaughn referred to Identify Future Agenda Items.

Alyssa Barrera, Business Liaison, City Manager's Office, stated on next month's agenda there will be an Implementation Plan.

J. ADJOURNMENT

Board Members Pusley and Jackson left at 11:45 a.m.

The meeting was adjourned at 11:48 a.m.