



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Reinvestment Zone No. 3

Tuesday, March 28, 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.

Present 10 - Board Member Rudy Garza, Chair Carolyn Vaughn, Board Member Lucy Rubio, Vice Chair Mike Pusley, Board Member Claudia Jackson, Board Member Greg Smith, Board Member Paulette Guajardo, Board Member Joe McComb, Board Member Ben Molina, and Board Member Al Jones

Absent 1 - Board Member Michael Hunter

C. PUBLIC COMMENT:

Chairperson Vaughn called for public comment.

There were no comments from the public.

D. MINUTES:

1. [17-0404](#) Approval of Minutes of the February 28, 2017 Meeting.

Chairperson Vaughn referred to approval of the minutes.

Board Member Rubio made a motion to approve the minutes, seconded by Board Member Garza, and passed unanimously (Board Member Hunter absent).

E. FINANCIAL REPORT:

2. [17-0395](#) TIRZ#3 Financial Report as of January 31, 2017.

Chairperson Vaughn referred to Item 2.

Constance Sanchez, Director of Finance, stated the financial report covered the 4 months ended January 31, 2107; total assets and the fund balance were \$3,632,478; total revenues were \$676,823 with an expenditure of \$207,546 and an excess of revenues of \$468,404, for a total fund balance of \$3,560,535.

Finance Director Sanchez stated also attached is a Contracts and Commitments Report which included the following information: Development Project; Developer's Name; Contractual Commitment; By Right;

Reimbursement Cap; Expended This Year; Expended to Date; and Balance Unpaid But Committed columns. Finance Director Sanchez said the correct date of the report should be "as of March 28, 2017".

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS: (NONE)

H. PRESENTATION ITEMS: (ITEMS 3 - 5)

3. [17-0405](#) Review and Discussion of 2nd Amended Project & Financing Plan

Chairperson Vaughn referred to Item 3.

Business Liaison, City Manager's Office, Alyssa Barrera stated the Project and Financing Plan is the governing document for a reinvestment zone. Business Liaison Barrera said the draft Project and Financing Plan was created in 2008, amended in 2015 and amended again in 2016. Business Liaison Barrera stated the plan is required by state law.

Business Liaison Barrera discussed the following topics regarding the Second Amended Project and Financing Plan: Introduction; Criteria for Zone Creation; Consistent Vision for Downtown; Anticipated Zone Role in Downtown Improvements; Project Plan - Existing Uses and Conditions/Boundaries; Municipal Ordinances; City Planned Improvements; Relocation; Financing Plan - Estimated Project Cost Description; Economic Feasibility Study; Estimate of Bonded Indebtedness; Timing of Incurring Costs or Monetary Obligation; Method of Financing and Sources of Revenue; Current Appraised Value and Estimated Captured Appraised Value and Duration of the Zone.

Board Members discussed the following topics: costs to cover City Staff and governing boards; pedestrian safety downtown at night; sufficiency of amounts for the Chaparral Street Property Improvement Grant Program and New Tenant Commercial Finish-Out Grant Program; Downtown Living Initiative expenditures annually; historic preservation and ability to support nonprofit organizations; update on Cosmopolitan Apartments; Food Truck Festival in downtown area; welcome sign to the City; Wayfinding Study; requirement that event organizer is responsible for cleaning up after festivals/events; Harbor Bridge in scope of Traffic Pattern Analysis; report of sales tax revenue; property tax values in relation to financial incentives; two-way and one-way streets downtown and how it relates to patronization of downtown businesses and integration of new Harbor Bridge; construction staging and accessibility to downtown businesses; progress on Zone; trend to get traffic in downtown area; retail development patterns due to increasing convenience; and sustainable model of unique brands or experiences only available in Corpus Christi.

4. [17-0406](#) Parking Management Study & Strategic Plan - Further Discussion

Chairperson Vaughn referred to Item 4.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item was discussed at two previous Reinvestment Zone No. 3 Board (TIRZ #3) meetings

earlier this year, but wanted to talk today about specific parts of the study. Business Liaison Barrera introduced Terry Sweeney, Executive Director, Downtown Management District. Executive Director Sweeney stated that the downtown area has no parking requirements for the private sector. He gave an overview and summary of the Parking Management Study and Strategic Plan and discussed the following topics: Flawed Parking System; enhancing the parking eco system utilizing data and best practices, so public and private parking is available to our diverse customers when it is needed; Parking Study Timeline; and Recommendations: Phase 1. Executive Director Sweeney and Business Liaison Barrera discussed the following topics: Phase 1 Implementation, Occupancy Heat Map and Proposed Meters; Chaparral Street Occupancy; Chaparral St. Vacant Buildings and Friday Night Occupancy; Sufficiency of Parking; Strategic Implementation Plan and the Adjusted Stakeholder Engagement Plan.

Board Members discussed the following topics: meters at Bayshore Park; revenue trends; number of tickets written; decreasing downtown management costs; issuing fewer parking tickets; increase customer experiences rather than feeding the parking meter; ADA accessibility; general fund expenses; special revenue fund (Parking Improvement Fund); and use of funds to light parking areas versus streets.

5. [17-0412](#)

DMD Expanded Services - Service Plan Update

Chairperson Vaughn referred to Item 5.

Terry Sweeney, Executive Director, Downtown Management District (DMD), discussed the DMD Expansion of Services Update that included the following topics: improve City/downtown image and success; protect public/private investments; attract new investment; advocate for interest of all downtown; DMD Service Plan brochure; Sports Art and Entertainment (SEA) District Clean-Up; Downtown Clean-Up; and Public Private Partnership Development.

Board Members thanked the staff for their hard work and discussed the following topics: clean-up of the city in other areas and lightening the pictures on the DMD brochure.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Vaughn referred to Identify Future Agenda Items.

Business Liaison Barrera announced that introductory material will be presented regarding the vacant building item.

J. ADJOURNMENT

The meeting was adjourned at 11:06 a.m.