



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Reinvestment Zone No. 3

Tuesday, May 23, 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 9:31 a.m.

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

(Board Member Michael Hunter arrived at 9:44 a.m.)

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

Absent 1 - Vice Chair Mike Pusley

C. PUBLIC COMMENT:

Chairperson Vaughn called for public comment.

There were no comments from the public.

D. MINUTES:

1. [17-0664](#) Motion to Approve Minutes of the April 25, 2017 Meeting.

Chairperson Vaughn referred to approval of the minutes.

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

E. FINANCIAL REPORT:

2. [17-0619](#) TIRZ #3 Financial Report as of March 31, 2017.

Chairperson Vaughn referred to Item 2.

Treasurer Constance Sanchez presented the financial report as of March 31, 2017; total assets and the fund balance were \$3,867,606; total revenues were \$1,003,189 with an expenditure of \$226,406 and an excess of revenues of \$775,474, for a total fund balance of \$3,867,606.

Treasurer Sanchez stated also attached is a Contracts and Commitments Report which includes all projects as of March 31, 2017.

F. EXECUTIVE SESSION ITEMS: (ITEM 3)

Chairperson Vaughn referred to Item 3. The Board went into executive session at 9:33 a.m. and returned at 10:01 a.m.

3. [17-0630](#)

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 Goldfish Holdings LLC, and/or other entities desiring to engage in commercial development at 724 N. Mesquite 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.

Chairperson Vaughn referred to Executive Session Item #3.

Board Member Jones made a motion directing City Staff, as an agent of TIRZ #3, to prepare a Downtown Development Reimbursement Agreement with Goldfish Holdings, LLC, for improvements to the property located at 724 N. Mesquite St. for a total incentive amount not to exceed \$11,500 under the New Commercial Tenant Finish Out Grant Program; the incentive being contingent on execution of an agreement and approval of the agreement by the Board, seconded by Board Member Molina, and passed unanimously (Board Member Pusley absent).

G. AGENDA ITEMS: (ITEMS 4-5)

4. [17-0631](#)

Downtown Corpus Christi Parking Study - Action Plan

Motion to adopt the Downtown Corpus Christi Parking Study - Action Plan.

Chairperson Vaughn referred to Item 4.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item is a review of the Downtown Corpus Christi Parking Study - Action Plan that was discussed at the Reinvestment Zone No. 3 (TIRZ #3) meeting in March 2017. Business Liaison Barrera introduced Executive Director, Downtown Management District, Terry Sweeney. Business Liaison Barrera and Executive Director Sweeney discussed the following topics: Parking Management Study and Strategic Plan - Need for Study and Goals; Parking Study Timeline; Adjusted Stakeholder Engagement Plan; Downtown Parking Study Action Plan; Stakeholder Feedback - Survey; Survey-Key Findings; Parking Occupancy-SEA District, Uptown, Marina Arts, Bayshore Park (Water's Edge), and Marina Arts Chaparral Street; Future Demand; Action Plan Organization; Recommendations - District Specific and Other Recommendations.

Board Members discussed the following topics: need for working meters; Park CC app; unsafe conditions - lighting, condition of parking lot, pavement and buildings, and homeless; safety - first priority; parking enforcement and installing meters through private enterprise; Park CC app notifications; Parking Enterprise Fund; General Fund; self-sustaining fund; previous parking plans; and using vacant lots in SEA District as ad hoc parking lots.

General Manager Margie Rose addressed the Parking Enterprise Fund and stated that staff will provide information requested by a Board Member regarding past meter investments and revenues.

Board Member McComb made a motion to approve the motion, seconded by Board Member Molina, and passed (Board Member Pusley absent and Board Members Garza and Smith voted no.)

5. [17-0632](#)

Traffic Pattern Analysis and Land Use Study

Motion approving \$150,000 of funding for the Traffic Pattern Analysis and Land Use Study.

Chairperson Vaughn referred to Item 5.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item is a motion to approve \$150,000 of funding for a Traffic Pattern Analysis and Land Use Study. Business Liaison Barrera said the funding would be provided by two sources, the Reinvestment Zone No. 3 (TIRZ #3) and funds designated for a SEA District Land Use Analysis. Business Liaison Barrera introduced Executive Director, Downtown Management District, Terry Sweeney and Keren Costanzo, Senior Planner. Business Liaison Barrera stated the Traffic Plan was originally included in the project plan in 2015 and it was identified to be worked on through the TIRZ #3 and identify a funding amount. Business Liaison Barrera said that the Harbor Bridge situation evolved and in response to that, through the Planning Department, funds were identified to look at the land use and opportunities in the SEA District. Business Liaison Barrera stated the two projects were combined into a single study by one contractor.

Business Liaison Barrera discussed the following topics: Need for Study; Previous One Way Pattern; Shoreline and Chaparral Impact; and Traffic Pattern Analysis.

Board members discussed the following topics: cost of study; approval of costs for study; benefits from the Land Use Analysis; Downtown Traffic Study Plan; and traffic patterns downtown.

General Manager Margie Rose stated she authorized \$49,500 to expedite the TIRZ #3 Traffic Pattern Study.

Chairperson Vaughn made a motion to approve the Traffic Study for \$150,000 less \$49,500 already approved, seconded by Board Member Guajardo and passed (Board Member Pusley absent and Board Members Hunter and Smith voted no.)

H. **PRESENTATION ITEMS: (ITEM 6)**

6. [17-0635](#)

Presentation - FY 18 Proposed Budget

Chairperson Vaughn referred to Item 6.

Business Liaison, City Manager's Office, Alyssa Barrera asked for this item to be tabled until the next meeting.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Vaughn referred to Identify Future Agenda Items.

Presentation - FY 18 Proposed Budget

J. ADJOURNMENT

The meeting was adjourned at 11:07 a.m.