



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, September 26, 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 Members Michael Hunter arrived at 9:50 a.m., Debbie Lindsey-Opel, Ben Molina and Greg Smith arrived at 10:04 a.m. and Al Jones arrived at 10:19 a.m.)

Present 12 - Chair Carolyn Vaughn, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Claudia Jackson, Board Member Al Jones, Board Member Debbie Lindsey-Opel, Board Member Joe McComb, Board Member Ben Molina, Vice Chair Mike Pusley, Board Member Lucy Rubio, and Board Member Greg Smith

C. PUBLIC COMMENT:

Chairperson Vaughn called for public comment.

There were no comments from the public.

D. MINUTES:

1. [17-1059](#) Approval of Minutes of the July 25, 2017 Meeting.

Chairperson Vaughn referred to approval of the minutes.

Board Member Garza made a motion to approve the minutes, seconded by Board Member Guajardo, and passed unanimously (Board Members Hunter, Jones, Lindsey-Opel, Molina and Smith were absent).

E. FINANCIAL REPORT:

2. [17-1243](#) TIRZ #3 Financial Reports for July 31, 2017

Chairperson Vaughn referred to Item 2.

Treasurer Constance Sanchez presented the financial report as of July 31, 2017; total assets and the fund balance were \$3,764,586; total revenues were \$1,042,906 with expenditures of \$368,270 and transfers out of \$2,182 and an excess of revenues of \$672,455, for a total fund balance of \$3,764,586.

F. EXECUTIVE SESSION ITEMS: (ITEM 3)

Chairperson Vaughn referred to Item 3. The Board went into executive session at 9:38 a.m. and returned at 10:22 a.m.

3. [17-1251](#) **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 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: (ITEM 4)

4. [17-1221](#) **TIRZ #3 and DMD Interlocal Agreement - FY 2018 Service Plan**
Motion to renew the Interlocal Cooperation Agreement between Corpus Christi Texas Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of the TIRZ #3, approve a Service Plan for Fiscal Year 2017 - 2018 and ratify the Budget amount of \$395,000.

Chairperson Vaughn referred to Item 4.

Business Liaison, City Manager's Office, Alyssa Barrera introduced Terry Sweeney, Executive Director, Downtown Management District, who gave a presentation regarding the Service Plan with the Tax Increment Reinvestment Zone #3 (TIRZ #3) and Corpus Christi Downtown Management District (DMD). Business Liaison Barrera stated the Interlocal Cooperation Agreement between the TIRZ #3 and the DMD regarding the Fiscal Year 2017-2018 Service Plan and Budget renews annually. Executive Director Sweeney discussed the following topics relating to the TIRZ Service Plan: Core Services, Management and Operations, Development and Recruitment, Marketing, Public Private Partnership Development, and 2018 Service Plan Overview.

Board Members discussed the following topics: Update on Cosmopolitan, City Building Safety - Downtown, Volunteer Appreciation, Initiatives for Student Housing and Water Transportation, Marketing, Murals on Downtown Buildings, and Requirements for Residential Living in designated TIRZ #3 area.

Board Member Vaughn made a motion to approve the motion, seconded by Board Member Guajardo, and passed unanimously.

H. PRESENTATION ITEMS: (ITEMS 5-6)**5. [17-1242](#) Update on Downtown Traffic and Planning Analysis**

Chairperson Vaughn referred to Item 5.

Business Liaison, City Manager's Office, Alyssa Barrera stated there will be a series of events, Direct Your Downtown, October 2, 2017, Noon until 7:00 p.m. at Urbana Market - Deli; Staff Workshop, October 3, 2017, 8:00 a.m. until Noon; and Stakeholder Focus Groups, October 4, 2017, 8:00 a.m. until 4:30 p.m.

Board Members discussed the following topics: Boundaries of Downtown Traffic and Planning Analysis, L-Head Boat Traffic and Documentation for the Closing of Shoreline Boulevard near the Art Center.

6. [17-1244](#) Update on TIRZ #3 Property Values

Chairperson Vaughn referred to Item 6.

Business Liaison, City Manager's Office, Alyssa Barrera stated in April the preliminary property values for the Tax Increment Reinvestment Zone #3 (TIRZ #3) were estimated at \$409,000,000. Business Liaison Barrera said in July the certified rolls were received and the TIRZ #3 property values are now \$398,735,137.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Vaughn referred to Identify Future Agenda Items.

The following topics were proposed for future meetings:

Status of projects approved to date and their performance and deadlines.
Corpus Christi Economic Development Corporation developing preliminary initiatives aimed at benefitting Downtown Corpus Christi regarding bringing jobs to the downtown area.

Affordable Housing in uptown area for citizens from Hillcrest.

Recruiting a drugstore for the downtown area.

Incentivizing investments downtown for residential needs and shopping.

J. ADJOURNMENT

The meeting was adjourned at 11:01 a.m.