



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, June 26, 2018

9:30 AM

City Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

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

Vice Chairperson Lindsey-Opel called the meeting to order at 9:35 a.m.

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

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

(Board Member Rubio arrived at 9:42 a.m.)

Present 9 - Board Member Paulette Guajardo, Board Member Michael Hunter, Vice Chair Debbie Lindsey-Opel, Board Member Joe McComb, Board Member Ben Molina, Board Member Everett Roy, Board Member Lucy Rubio, Board Member Greg Smith, and Board Member Rudy Garza Jr.

Absent 3 - Chair Carolyn Vaughn, Board Member Claudia Jackson, and Board Member Al Jones

C. PUBLIC COMMENT:

None.

D. MINUTES:

1. Approval of Minutes of the May 15, 2018 Regular Meeting

Vice Chairperson Lindsey-Opel referred to approval of the minutes.

Board Member Garza made a motion to approve the minutes, seconded by Board Member Hunter and passed unanimously (Chairperson Vaughn and Board Members Jackson, Jones, and Rubio - absent).

E. FINANCIAL REPORT:

2. TIRZ #3 Financial Reports for April 30, 2018

Vice Chairperson Lindsey-Opel referred to Item 2.

Treasurer Constance Sanchez presented the financial report for Reinvestment Zone No. 3 ending April 30, 2018 including: the total assets; income statement; revenues; total expenditures; transfers; and commitment reports.

Board members and staff discussed the following topics: the revenues and expenditures; adding performance dates and expiration dates to the commitment report; and the performance measures to reimburse Le Meridien Hotel.

F. EXECUTIVE SESSION ITEMS:

Vice Chairperson Lindsey-Opel referred to the day's executive session. The Board went into executive session at 9:43 a.m. The Board returned from executive session at 10:34 a.m.

3. **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 Centre Theatre, LLC., Moonshine Ale Ventures, LLC, Whiskey Rodeo Saloon Ventures, LLC, and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 301 and 305 Chaparral Street; 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 governing body seeks to have locate, stay, or expand within the City limits and with which the governing 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.

Vice Chairperson Lindsey-Opel referred to Item 3 and the following motions were considered:

Motion directing City staff, as an agent of TIRZ #3, to prepare a Downtown Development Reimbursement Agreement with Centre Theatre, LLC, for improvements to the property located at 301 and 305 North Chaparral Street for a total incentive amount to exceed \$18,964 under the Chaparral Street Improvement Grant Program, the incentive being contingent on the subsequent execution of an agreement and approval of the agreement by the Board.

Board Member Guajardo made a motion to approve the motion, seconded by Board Member Molina. The Motion was passed and approved with the following vote: Vice Chairperson Lindsey-Opel and Board Members Garza, Guajardo, Hunter, Molina, Rubio, Roy, and Smith, voting "Aye"; Board Member McComb voting "No"; Chairperson Vaughn and Board Members Jackson and Jones - absent.

Motion directing City staff, as an agent of TIRZ #3 to prepare a Downtown

Development Reimbursement Agreement with Moonshine Ale Ventures, LLC, and Whiskey Rodeo Saloon Ventures, LLC, for improvements to the property located at 301 and 305 North Chaparral Street for a total incentive amount not to exceed \$100,000 under the Chaparral Street Improvement Grant Program, the incentive being contingent on the subsequent execution of an agreement and approval of the agreement by the Board.

Board Member Guajardo made a motion to approve the motion, seconded by Board Member Molina. The Motion was passed and approved with the following vote: Vice Chairperson Lindsey-Opel and Board Members Garza, Guajardo, Hunter, Molina, Rubio, Roy, and Smith, voting "Aye"; Board Member McComb voting "No"; Chairperson Vaughn and Board Members Jackson and Jones - absent.

G. AGENDA ITEMS:

4. Downtown Vacant Building Program

Discussion with possible action regarding previously approved Vacant Building Program.

Vice Chairperson Lindsey-Opel referred to Item 4.

Arlene Medrano, Office of the Business Liaison, stated that at the April 24, 2018 TIRZ #3 meeting, the Board approved the Downtown Vacant Building Ordinance. City staff received a request in May from the Downtown Management District (DMD) to allow the DMD Board an additional review of the ordinance prior to presenting the ordinance to City Council. The DMD Board passed a resolution requesting the removal of the interior building inspections and the associated \$0.05 per square foot fee. Staff met with the DMD and agreed to the following: reduce the interior inspection fee to \$0.01 per square foot, reduce the associated staff resources dedicated to the inspection, and adjust the inspection language. Assistant Chief of Police David Blackmon addressed questions related to code enforcement.

Board members and staff discussed the following topics: code enforcement relating to downtown vacant buildings; if buildings are required to be weather tight and structurally sound under existing codes; the Property Maintenance Code; whether there are exemptions for City-owned property; the registration fee; and administration of the program.

Board Member Rubio made a motion amending the previously approved vacant building ordinance by amending Section 13-4007 to remove the requirement that any departments other than Code Enforcement attend the inspection, changing the inspection fee from \$0.05 per square foot to \$0.01 per square foot, and deleting subsection (c) and by amending Section 13-4008(1) by removing the requirement that the property be weather or watertight and instead requiring that the property be kept in a condition that prevents the penetration of water to such extent as to cause the structure to be unsound; and recommending that City Council adopt the ordinance as amended, seconded by Board Member Guajardo and passed unanimously (Chairperson Vaughn and Board Members Jackson and Jones - absent).

5. Downtown Streetscape and Safety Improvement Program - 2nd

Discussion

Motion creating the Streetscape and Safety Improvement Program as recommended by the Downtown Management District and authorizing the City Manager, or designee, to approve agreements not to exceed \$10,000 with property owners under this program. Agreements over \$10,000 will be brought to the Board for review and approval.

Vice Chairperson Lindsey-Opel referred to Item 5. Alyssa Barrera, Executive Director of the Downtown Management District (DMD), stated that the purpose of this item is to create a Downtown Streetscape and Safety Improvement Program. This item was tabled at the May 15, 2018 Board meeting. Ms. Barrera presented the following information: the program details; photos of example candidates; the reasons for creating the program; the current incentive programs; traffic and planning analysis; results of a survey regarding perceptions of cleanliness and safety downtown; crime statistics; the DMD's Facade Improvement Program; the program levels; sample streetscape and safety improvements; qualified sidewalk repairs; required surveillance system; required lighting; City requirements for the right-of-way; and application.

Board members and Ms. Barrera discussed the following topics: alley ways in the downtown area; assessment of the fire zone and loading areas; qualified sidewalk repairs; the policy regarding trees; the total amount eligible to be reimbursed; and budget.

Board Member Hunter made a motion to approve Item 5, seconded by Board Member Garza and passed unanimously (Chairperson Vaughn and Board Members Jackson and Jones - absent).

H. PRESENTATION ITEMS:**6. Off Street Parking Update**

This Presentation was tabled.

7. Monthly Update - TIRZ #3 Approved Programs and Initiatives - June 2018

Vice Chairperson Lindsey-Opel stated that the monthly update is available in the packet.

I. IDENTIFY FUTURE AGENDA ITEMS:

Vice Chairperson Lindsey-Opel referred to Identify Future Agenda Items. The following items were identified: an update regarding off street parking; the monthly TIRZ # 3 approved programs and initiatives update; and the TIRZ # 3 budget.

J. ADJOURNMENT

The meeting was adjourned at 11:04 a.m.

** Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*