



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, March 29, 2016

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 9:31a.m.

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

Secretary Rebecca Huerta called the roll and verified a quorum of the board and the required officers were present to conduct the meeting.

(Stefany Schade arrived at 9:32 a.m. Colleen McIntyre and Chad Magill arrived at 9:35 a.m. Nelda Martinez arrived at 9:39 a.m.)

(Note: Lillian Riojas resigned as a City Council member effective February 24, 2016.)

Present 11 - 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, Board Member Brian Rosas, Vice Chair Mike Pusley, Board Member Claudia Jackson, and Board Member Stefany Schade

Absent 1 - Board Member Lillian Riojas

C. PUBLIC COMMENT:

There were no comments from the public.

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE BOARD OF DIRECTORS FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

- 1. MAKE A STATEMENT OF FACTUAL INFORMATION.**
- 2. RECITE AND EXISTING POLICY IN RESPONSE TO THE INQUIRY.**
- 3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AND AGENDA AT A LATER DATE.**

D. MINUTES: (ITEM 1)

1. [16-0366](#) Approval of Minutes from the February 23, 2016 meeting.

Chairperson Vaughn referred to approval of the minutes.

Mr. Garza made a motion to approve the minutes, seconded by Mr. Pusley and passed unanimously (Board Members Colleen McIntyre, Chad Magill, Nelda Martinez and Lillian Riojas were absent.)

E. FINANCIAL REPORT: (ITEM 2)

2. [16-0343](#) Financial Report as of January 31, 2016.

Constance Sanchez, Treasurer, stated the report covered the 4 months ended January 31, 2016. She said the assets and fund balance were \$2,751,441. She stated the total revenues for that period were \$498,684 with an expenditure of \$812 for a total fund balance of \$2,751,441. There were no questions.

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

3. [16-0320](#) **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 potential TIRZ #3 Reimbursement Agreement with Wisznia Architecture + Development and other potential buyers of 600 Leopard 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 with 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.**

Ms. Rubio made a motion to amend the motion made on January 19, 2016 to modify motion language to remove "75%"; the motion would then read, "Project Specific Development Agreement of total TIF increment generated not to exceed \$1.3 million over 10 years", seconded by Ms. McIntyre and passed unanimously.

City Secretary Rebecca Huerta announced that Board Member Scott recused himself from the Executive Session discussion and abstained from the vote.

4. [16-0321](#) **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 potential TIRZ #3 Reimbursement Agreements with Stonewater Properties USA, owner of properties located at 817 Carancahua and 723 Upper Broadway, 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 with 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.

This E-Session item was discussed in executive session.

G. AGENDA ITEMS: (NONE)

H. PRESENTATION ITEMS: (ITEMS 5-6)

5. [16-0322](#) Interlocal Agreement - Del Mar College District

Alyssa Barrera, Business Liaison, City Manager's Office, referred to Item 5, Interlocal Agreement - Del Mar College District and stated it is an update on the action taken by the Del Mar College Board of Regents on March 8, 2016. Ms. Barrera explained that she and Terry Sweeney, Executive Director of the Corpus Christi Downtown Management District, gave a presentation to the Del Mar Board of Regents requesting an extension of their participation in Reinvestment Zone No. 3 through 2028. Ms. Barrera said it was approved by the Del Mar Board of Regents. Ms. Barrera stated the agreement needs to be approved by City Council to be ratified.

A board member asked that a formal thank you letter be sent to the Del Mar Board of Regents.

6. [16-0323](#) Request for Proposals - Parking Management Study and Strategic Plan

Alyssa Barrera, Business Liaison, City Manager's Office, referred to Item 6, Request for Proposals (RFP) - Parking Management Study and Strategic Plan and presented the following scope of work to the board for their input:

Task 1 - Community Outreach

Task 2 - Building a Parking Supply Database

Task 3 - Parking Demand Assessment

Task 4 - Strategic Implementation Plan

- * Code and Policy Changes
- * Parking Management Strategy (Public) & Promotion Plan (Private)
- * Strategic Development of Parking to Aid Development Goals
- * Organizational Recommendations
- * Technology Improvements
- * Pilot Projects, New Programs & Potential Partnerships
- * Marketing Strategies
- * 10-Year Capital Improvement & Maintenance Plan
- * 10-Year Parking Fund Pro Forma with Recommended Parking Rates

Task 5 - Presentations

- * Parking Advisory Committee
- * TIRZ #3 Board

Terry Sweeney, Executive Director of the Corpus Christi Downtown Management District (DMD), stated this plan was included in their DMD 3-year strategic plan in November 2014. He explained this plan was important for

Reinvestment Zone No. 3 (TIRZ #3), because the board may be asked to assess parking and how it relates to a project that might be looking for incentives. Mr. Sweeney also discussed the following topics: allocating incentives or resources for parking in the future; managing parking; and understanding the parking plan for the public and private sectors and for the boards that oversee the managing and promoting of parking.

A board member asked that an electronic version of the presentation be sent to board members to share with the public. A board member asked that when each of the tasks are undertaken, does it include North Beach, Uptown and the entire Parking Advisory Committee (PAC) area. Ms. Barrera stated that North Beach is not in Reinvestment Zone No. 3, however, in the future after the initial plan is completed, they would propose to the PAC to undertake and fund the additional work for North Beach. A board member asked where there are gaps in the geographic boundaries and maps does the PAC have funds available to cover the costs. Mr. Sweeney stated the intent to get both done parallel, so the PAC was engaged first, so they could start planning for the expenditure. A board member asked who is responsible for the RFP. Ms. Barrera stated the TIRZ #3 staff is responsible for administering the RFP process with support from the DMD.

I. DISCUSSION OF FUTURE MEETING DATES

The following dates were selected for future meetings: April 26, 2016 and May 24, 2016 at 9:30 a.m.

J. ADJOURNMENT

The meeting was adjourned at 10:53 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 the Board of Directors, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from the Reinvestment Zone No. 3 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.*