



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Reinvestment Zone No. 3

Tuesday, April 12, 2016

10:30 AM

City Council Chambers

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

Chairperson Carolyn Vaughn called the meeting to order at 10:34 a.m.

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

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

(Brian Rosas arrived at 10:37 a.m.)

Present 8 - Board Member Nelda Martinez, Board Member Mark Scott, Board Member Chad Magill, Board Member Rudy Garza, Chair Carolyn Vaughn, Board Member Lucy Rubio, Board Member Brian Rosas, and Board Member Stefany Schade

Absent 3 - Board Member Colleen McIntyre, Vice Chair Mike Pusley, and Board Member Claudia Jackson

C. PUBLIC COMMENT:

Chairperson Vaughn deviated from the agenda and referred to public comment.

There were no comments from the public.

D. EXECUTIVE SESSION ITEMS:

Chairperson Vaughn deviated from the agenda and referred to the day's executive session.

[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.

Alyssa Barrera, Business Liaison, City Manager's Office, gave a presentation about the proposed Stonewater Properties USA project.

A board member thanked the staff for doing an excellent job on this project and commented that the project was a catalyst for future developments.

Cherylyn Boyd, Regional Property Manager, Stonewater Properties USA, gave a brief introduction about Steve Berezan, President of Stonewater Properties, Inc.

Mr. Magill made a motion to approve the Downtown Development Reimbursement Agreement with Stonewater Properties USA for improvements to the properties located at 723 Upper Broadway and 817 N. Carancahua and for parking facilities at 624 Buffalo and on the 800 block of N. Carancahua for a total incentive amount not to exceed \$655,000, which is comprised of incentives under the Downtown Living Initiative and a Project-Specific Development Agreement, seconded by Ms. Martinez and passed unanimously (Board Members Mike Pusley, Claudia Jackson and Colleen McIntyre were absent).

E. ADJOURNMENT

The meeting was adjourned at 11:13 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.*