



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, July 26, 2016

9:30 AM

City Council Chambers

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

Chairperson Carolyn Vaughn called the meeting to order at 9:30 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 was present to conduct the meeting.

**Present** 10 - 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, Vice Chair Mike Pusley, Board Member Claudia Jackson, and Board Member Stefany Schade

**Absent** 2 - Board Member Brian Rosas, and Board Member Michael Hunter

**C. PUBLIC COMMENT:**

There were no comments from the public.

**D. MINUTES:**

**1. [16-0841](#)** Approval of Minutes from the June 21, 2016 meeting.

Chairperson Vaughn referred to approval of the minutes.

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

**E. FINANCIAL REPORT:**

**2. [16-0819](#)** TIRZ #3 Financials for June 30, 2016.

Chairperson Vaughn referred to Item 2.

Treasurer Constance Sanchez stated the financial report covered the 9 months ended June 30, 2016; the assets and fund balance were \$3,151,784; the total revenues were \$900,667 with an expenditure of \$2,452, for a total fund balance of \$3,151,784. There were no questions from Board Members.

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

Chairperson Vaughn referred to the day's Executive Sessions. The Board went into executive session.

3. [16-0817](#)

**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 residential development on a portion of South Carancahua 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 item was discussed in executive session.

4. [16-0818](#)

**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 South Shoreline Boulevard 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 item was discussed in executive session.

**G. AGENDA ITEMS: (ITEMS 5-8)**

5. [16-0815](#)

**Parking Management Study & Strategic Plan**

Motion to approve an agreement with Walker Parking Consultants in the amount of \$99,947.50 for the completion of a Parking Management Study and Strategic Plan for Downtown Corpus Christi and authorizing the City Manager or designee to execute the agreement.

Chairperson Vaughn referred to Item 5.

Business Liaison, City Manager's Office, Alyssa Barrera, stated that this item is a contract with Walker Parking Consultants for the Parking Management Study and Strategic Plan for Downtown Corpus Christi in the amount of \$99,947.50. Business Liaison Barrera explained that the timeline for the project is twelve

weeks, beginning in August of 2016. There were no questions from the Board.

Board Member McIntyre made a motion to approve the motion, seconded by Board Member Magill and passed unanimously (Board Members Hunter and Rosas - absent).

6. [16-0827](#)

**DMD Request - Bike Share Program**

Discussion with possible action regarding a request from the Downtown Management District that the Board approve funding in that amount of \$20,000 annually for 3 years to support the Corpus Christi Bike Share program.

Chairperson Vaughn referred to Item 6.

Corpus Christi Downtown Management District's (DMD) Executive Director, Terry Sweeney, stated the purpose of this item is to approve funding of \$20,000 annually for three years to support the Corpus Christi Bike-Share program. DMD Executive Director Sweeney discussed the following topics: that in the DMD's three-year strategic plan, a priority is to pursue researching the feasibility of a Bike-Share Program and pursue funding for the program; that the Metropolitan Planning Organization (MPO) started a bike mobility planning process in which the DMD participated; that the discussions regarding the bike-share program went so well that the DMD convened a Bike-Share Steering Committee in the Fall of 2015 that included the DMD, MPO, Corpus Christi Convention and Visitors Bureau (CVB), the Corpus Christi Regional Transit Authority (RTA), downtown stakeholders, hotels and Council Members Carolyn Vaughn and Mark Scott; the Bike-Share Program process; the purpose of the Bike-Share Program; that the purpose of the Bike-Share Program is to promote an active lifestyle, attract tourists to the downtown area, help with the economic development of the area, and aid transit riders to get to their final destination; that Zagster is a turnkey service and was selected because it is operationally feasible and affordable and will provide the following: bikes, bike racks, contracts for local maintenance, website, mobile app, and collection of fees that are generated from the rental of the bikes; the DMD will act as the program manager and provide additional local marketing and events to build the culture and utilization of this leased amenity; and that the proposal covers: rental rates, membership fees, initial bike-share locations, funding, launch date, and the program manager's role.

Board Members discussed the following topics: stakeholders' participation; funding; TIRZ #3 budget; liability insurance; private bike-share programs in the downtown area; competition with private businesses; TIRZ #3 funds; bicycle safety on roads; tabling the item; moving forward with the program; bike-share locations; and the structure of bikes.

Board Member McIntyre made a motion to approve the motion, seconded by Board Member Schade and passed unanimously (Board Members Hunter and Rosas - absent).

7. [16-0828](#)

**DMD Request - Expansion of Services**

Discussion with possible action regarding a request from the Downtown Management District (DMD) that the Board provide funding the in the amount of \$330,000 in fiscal year 2016-2017 for services that the DMD wishes to provide to the Board as laid out in the request.

Chairperson Vaughn referred to Item 7.

Business Liaison, City Manager's Office, Alyssa Barrera stated that the purpose of this item is to provide a briefing on a new funding item that Reinvestment Zone No. 3 may choose to include in its FY16-17 budget.

Corpus Christi Downtown Management District's (DMD) Executive Director, Terry Sweeney, discussed the following topics: that this item would be part of the approval of the budget in Item 8 following this presentation; there is a placeholder, in the proposed budget, for Programs and Services of which \$330,000 is allocated for the DMD to expand services to help revitalize the rest of the downtown area outside of the DMD's geography; these funds can only be used for the Reinvestment Zone No. 3 (TIRZ #3) area or adjacent to the TIRZ #3 area, if it benefits the TIRZ #3 area; two goals of the DMD's three-year plan include a proactive approach to downtown revitalization and to expand the DMD's services to affect the greater area; the TIRZ #3 funding would be an investment in revitalization services in the downtown area, on which there will be a return on investment which should result in more TIRZ #3 funding, development, customers and businesses succeeding; and the attached memo captures some of the services of the DMD.

Board Members discussed the following topics: a set of guidelines; and how the funding would be spent.

8. [16-0816](#)

**Fiscal Year 2017 - Project Plan Budget**

Resolution approving the proposed FY 2016-2017 Budget for the Reinvestment Zone Number Three (TIRZ #3).

Chairperson Vaughn referred to Item 8.

Business Liaison, City Manager's Office, Alyssa Barrera stated that the purpose of this item is a resolution approving the proposed FY 2016-2017 Budget for the Reinvestment Zone No. 3 (TIRZ #3).

In response to a question from a Board Member, Business Liaison Barrera discussed: the reasons for the differences in the amounts budgeted in FY 2016 and FY 2017 for the Chaparral Street Grant Project; and that since the money is available, the TIRZ #3 will continue to promote the program for new larger-scale projects and work with the DMD to attract new projects. In response to a question from a Board Member, the Downtown Management District's (DMD) Executive Director, Terry Sweeney, stated that two projects may be coming before the TIRZ #3 Board before the end of the year.

Board Member Scott made a motion to approve the resolution, seconded by Board Member Rubio and passed unanimously (Board Members Hunter and Rosas - absent).

**H. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Vaughn referred to Identify Future Agenda Items.

Alyssa Barrera, Business Liaison, City Manager's Office, stated on next month's agenda will be an updated Project Plan that includes adjustments from today's vote on the budget and some possible new projects.

**I. ADJOURNMENT**

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