



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, September 27, 2016

9:30 AM

City Council Chambers

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

Vice Chairperson Mike Pusley called the meeting to order at 9:31 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.

Board Members Nelda Martinez and Brian Rosas arrived at 9:33 a.m.

**Present** 9 - Board Member Nelda Martinez, Board Member Chad Magill, Board Member Rudy Garza, Board Member Lucy Rubio, Vice Chair Mike Pusley, Board Member Claudia Jackson, Board Member Stefany Schade, Board Member Brian Rosas, and Board Member Michael Hunter

**Absent** 3 - Board Member Mark Scott, Board Member Colleen McIntyre, and Chair Carolyn Vaughn

**C. PUBLIC COMMENT:**

There were no comments from the public.

**D. MINUTES:**

1. [16-1172](#) Approval of the minutes from the August 23, 2016 meeting.

Vice Chairperson Pusley referred to approval of the minutes.

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

**E. FINANCIAL REPORT:**

2. [16-1166](#) Financial Report as of August 31, 2016.

Vice Chairperson Pusley referred to Item 2.

Alma Casas, Assistant Director of Finance, stated the financial report covered the 11 months ended August 31, 2016; total assets and the fund balance were \$3,161,578; total revenues were \$911,492 with an expenditure of \$1,250 and a transfer out of \$2,233, for a total fund balance of \$3,161,578.

There were no questions from Board Members.

**F. EXECUTIVE SESSION ITEMS:**

3. [16-1169](#) **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.

**Vice Chairperson Pusley referred to Item 3.**

**This E-Session item was discussed in executive session.**

**G. AGENDA ITEMS:**

4. [16-1163](#) **Downtown Development Agreement - Clock Tower Apartments**

Motion to approve a Downtown Development Reimbursement Agreement with CT Corpus 149, Ltd for improvements to the property located at 605 Furman Ave. for a total incentive amount not to exceed \$1,870,000, which is comprised of incentives under the Downtown Living Initiative and a Project-Specific Development Agreement.

**Vice Chairperson Pusley referred to Item 4.**

**Business Liaison, City Manager's Office, Alyssa Barrera, stated this item is the demolition and new construction of a 150-unit apartment complex at the old Second Baptist Church site including the building of a 283 parking space garage with improvements to the facade along with a roof top patio atop the parking garage. Business Liaison Barrera stated on August 23, 2016 the Board motioned to direct Staff to prepare an agreement that included a Downtown Living Initiative incentive of \$390,000 and a Project-Specific Reimbursement Agreement of 75% of their new increment over 10 years with a cap of \$1.5 million. Business Liaison Barrera further explained that a provision was included in this agreement that all projects will provide closing statements to confirm the representations that were made during the application process and that the projected completion date of this project is December 2018. There were no questions.**

**Board Member Martinez made a motion to approve the motion, seconded by Board Member Garza and passed unanimously (Board Members McIntyre, Scott and Vaughn - absent).**

5. [16-1162](#) **Interlocal Agreement - DMD Expansion of Services**

Motion approving an Interlocal Cooperation Agreement between Corpus Christi Texas Increment Reinvestment Zone #3 and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of the Corpus Christi Tax Increment Reinvestment Zone #3 (Zone) in the amount of \$330,000.

Vice Chairperson Pusley referred to Item 5.

Business Liaison, City Manager's Office, Alyssa Barrera stated that this item is an Interlocal Cooperation Agreement with the Corpus Christi Downtown Management District (DMD) in the amount of \$330,000. Business Liaison Barrera explained that in July the DMD presented a proposal to the Board and no action was taken; however, a budget line item was approved for FY 2016-2017. She stated a contract was negotiated with the DMD. Business Liaison Barrera explained the payment and renewal aspects of the contract to the Board. Terry Sweeney, Executive Director, Downtown Management District, discussed the following topics: need for DMD services; management and operation services; development and improvement services; marketing services; public-private partnership development services; and timeline.

Board Members discussed the following topics: completion of Chaparral St. and The Cosmopolitan of Corpus Christi; right-of-way management; expanding services provided by the Downtown Management District; continuation of City Services along with the DMD services; and specifics of the contract.

Board Member Garza made a motion to approve the motion, seconded by Board Member Jackson and passed unanimously (Board Members McIntyre, Scott and Vaughn - absent).

#### **H. PRESENTATION ITEMS:**

6. [16-1165](#) Introduction and Updates - Jim Johnson, Landmark Renewal

Vice Chairperson Pusley referred to Item 6.

Business Liaison, City Manager's Office, Alyssa Barrera introduced Jim Johnson, Consultant, Landmark Renewal in Fort Worth, Texas, who has a Professional Services Agreement approved in January 2016 for TIRZ policy and financial consulting as needed. Consultant Johnson stated he started with a short-term contract with the Corpus Christi Downtown Management District (DMD) working with Terry Sweeney, Executive Director, DMD. Consultant Johnson explained he primarily reviews developer proposals and provides consultation regarding the following topics: provides real estate and economic data; advises on budget projections; advises on TIRZ policy and best practices; knowledge transfer; fee cap; and prior approval of work required for the Reinvestment Zone No. 3. There were no questions.

7. [16-1164](#) Incremental Development Alliance

Vice Chairperson Pusley referred to Item 7.

Business Liaison, City Manager's Office, Alyssa Barrera stated that this item is a brief overview of the Incremental Development Alliance and the upcoming

Corpus Christi Small Development Implementation Clinic on September 29-30, 2016. Business Liaison Barrera stated the following topics will be included for discussion in the clinic: regulations and geography; review of new incentive programs and eye test for sites; discussion on cultivating a cohort of small developers; and strategizing mentorship and technical assistance.

A Board Member asked that the Small Business Development Center be invited to the upcoming Small Real Estate Development Implementation Clinic.

**I. IDENTIFY FUTURE AGENDA ITEMS:**

There were no future agenda items.

**J. ADJOURNMENT**

The meeting was adjourned at 10:52 a.m.