



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, October 18, 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 9:34 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 was present to conduct the meeting.

Board Members Colleen McIntyre arrived at 9:42 a.m. and Chad Magill arrived at 9:50 a.m.

Board Member Nelda Martinez left at 9:52 a.m.

**Present** 10 - Board Member Nelda Martinez, Board Member Chad Magill, Board Member Colleen McIntyre, Board Member Rudy Garza, Chair Carolyn Vaughn, Vice Chair Mike Pusley, Board Member Claudia Jackson, Board Member Stefany Schade, Board Member Brian Rosas, and Board Member Michael Hunter

**Absent** 2 - Board Member Mark Scott, and Board Member Lucy Rubio

**C. PUBLIC COMMENT:**

There were no comments from the public.

**D. MINUTES:**

1. [16-1260](#) Approval of the Minutes of the September 27, 2016 meeting.

Chairperson Vaughn referred to approval of the minutes.

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

**E. FINANCIAL REPORT:**

2. [16-1254](#) Financial Report as of September 30, 2016

Chairperson Vaughn referred to Item 2.

Constance Sanchez, Director of Finance, stated the financial report covered the 12 months ended September 30, 2016; total assets and the fund balance were \$3,162,921; total revenues were \$913,038 with an expenditure of \$1,250

and a transfer out of \$2,436, for a total fund balance of \$3,162,921.

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

Chairperson Vaughn referred to Items 3 and 4. The Board went into executive session at 9:36 a.m. and returned at 9:55 a.m.

**3. [16-1259](#)**

**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 owners and/or developers 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.

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

**4. [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.

**Board Member Magill made a motion directing City Staff, as an agent of TIRZ #3, to prepare a Downtown Development Reimbursement Agreement with Shoreline Hospitality, LP, for improvements to the property located at 311 S. Shoreline for a total incentive amount not to exceed \$940,000 under the Project-Specific Development Agreement program, the incentive being contingent on execution of an agreement and approval of the agreement by the Board, seconded by Board Member Schade and passed unanimously (Board Members Rubio and Scott - absent).**

**Business Liaison, City Manager's Office, Alyssa Barrera, stated this item is an incentive package for a Marriott Residence Inn Hotel located across the street from Bayshore Park on South Shoreline Boulevard. Business Liaison Barrera further explained the 101-room hotel project would be constructed of steel and concrete and include pedestrian improvements, full service bar and rooftop patio. There were no questions.**

**Business Liaison Barrera introduced Ajit David, co-owner of Shoreline Hospitality LP. Mr. David stated the 101-room hotel project is currently**

finalizing all architectural drawings and hopes to break ground by the end of the year. Mr. David further explained the project would be a five story steel and concrete building, with upgrades at a total estimated cost of \$15.3 million. There were no questions.

**G. AGENDA ITEMS: (ITEM 5)**

**5. [16-1261](#)**

**Approval of TIRZ #3 Reimbursement for Urbana Market Deli.**

Motion approving the reimbursement request from Christian Bernard under his Downtown Development Reimbursement Agreement for 424 Chaparral Street and authorizing the expenditure of \$71,942.49 from Fund 1112 Project Plan.

Chairperson Vaughn referred to Item 5.

Business Liaison, City Manager's Office, Alyssa Barrera, gave a brief overview of the item that included: a reimbursement request from Christian Bernard, owner of Urbana Market Deli, formerly known as Sonja's Bakery; Mr. Bernard applied for and the board approved a Chaparral Street Property Improvement Grant; a proposed investment of \$145,600 with a reimbursement cap of \$72,800; on June 21, 2016 the Board extended the completion of project to September 30, 2016; certificate of occupancy; before and after photos of site; and estimated and actual project costs. Business Liaison Barrera stated that this project has aided in developing more realistic costs estimates necessary to get buildings reactivated on Chaparral Street.

Business Liaison Barrera introduced Christian Bernard, owner of Urbana Market Deli, and discussed the following topics with Board Members: side costs to ensure a side door is windstorm compliant; overall project costs; opening date; and becoming a mentor for the City on future TIRZ #3 projects.

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

**H. PRESENTATION ITEMS:**

There were no presentation items.

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Vaughn referred to Item I.

Overview of the Incremental Development Alliance meeting held September 29-30, 2016.

Advertising for TIRZ #3 projects in the downtown area.

**J. ADJOURNMENT**

The meeting was adjourned at 10:27 a.m.