



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, February 28, 2017

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 9:31 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 Michael Pusley arrived at 9:32 a.m. and Michael Hunter arrived at 9:53 a.m.

Present 9 - Board Member Rudy Garza, Chair Carolyn Vaughn, Board Member Lucy Rubio, Vice Chair Mike Pusley, Board Member Michael Hunter, Board Member Greg Smith, Board Member Paulette Guajardo, Board Member Joe McComb, and Board Member Ben Molina

Absent 2 - Board Member Claudia Jackson, and Board Member Al Jones

C. PUBLIC COMMENT:

Chairperson Vaughn called for public comment.

There were no comments from the public.

D. MINUTES:

[17-0295](#)

Approval of Minutes of the January 24, 2017 meeting.

Chairperson Vaughn referred to approval of the minutes.

Secretary Rebecca Huerta stated the minutes would need to be amended regarding the list of attendees. She said the list shows former members and a correction needs to be made to the software to show the current members. She stated the minutes need to reflect that Board Members Guajardo, McComb, Molina, and Smith were in attendance.

Board Member Garza made a motion to amend the minutes, seconded by Board Member Smith, and passed unanimously (Board Members Jackson and Jones - absent).

Board Member Garza made a motion to approve the amended minutes, seconded by Board Member Molina, and passed unanimously (Board Members Jackson and Jones - absent).

E. FINANCIAL REPORT:

2. [17-0238](#) TIRZ#3 Financial Report for December 31, 2016.

Chairperson Vaughn referred to Item 2.

Constance Sanchez, Director of Finance, stated the financial report covered the 3 months ended December 31, 2016; total assets and the fund balance were \$3,216,503; total revenues were \$260,630 with an expenditure of \$207,546 and a transfer out of \$655, for a total fund balance of \$3,216,503.

A Board Member asked if the balance sheet reflects the projects that the TIRZ #3 Board has already approved. Finance Director Sanchez said the report shows actual expenditures and not encumbrances and that she will provide a report next time that includes encumbrances.

F. EXECUTIVE SESSION ITEMS: (ITEMS 1-3)

Chairperson Vaughn referred to Items, 3, 4 and 5. The Board went into executive session at 9:35 a.m. and returned at 10:29 a.m.

3. [17-0296](#) **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 North Water 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 was discussed in executive session.

4. [17-0297](#) **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 Brewster 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 was discussed in executive session.

5. [17-0138](#) **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 cultural development on a portion of North Chaparral 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 was discussed in executive session.

G. AGENDA ITEMS: (ITEMS 6-8)

6. [17-0133](#) **2017 Meeting Calendar**
Motion to approve 2017 Meeting Calendar for TIRZ #3 Board.

Chairperson Vaughn referred to Item 6.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item is the TIRZ #3 Board Meeting Calendar for 2017. Secretary Rebecca Huerta stated that the City Council meetings on June 27th and November 28th were cancelled. Business Liaison Barrera cancelled those dates on the TIRZ #3 Board Meeting Calendar.

Board Member Pusley made a motion to approve the motion, seconded by Board Member Molina, and passed unanimously (Board Members Jackson and Jones - absent).

7. [17-0292](#) **Downtown Development Agreement - Bar Under the Sun**
Motion to approve a Downtown Development Reimbursement Agreement with Fieldberry, LLC, for improvements to the property located at 702 N. Chaparral St. for a total incentive amount not to exceed \$100,000, which is comprised of incentives under the Chaparral Street Property Improvement Grant Program.

Chairperson Vaughn referred to Item 7.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item is a Downtown Development Agreement with Bar Under the Sun that the Board approved on January 24, 2017. There were no questions.

Board Member Pusley made a motion to approve the motion, seconded by Board Member Hunter, and passed unanimously (Board Members Jackson and Jones - absent).

8. [17-0135](#) **Incremental Development Alliance - Memo of Findings and Observations**

Discussion and possible action regarding the Incremental Development Alliance - Memo of Findings and Observations.

Chairperson Vaughn referred to Item 8.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item was tabled at the January 24, 2017 TIRZ #3 Board meeting. Business Liaison Barrera discussed the following topics: Small Scale Developer Workshop - San Antonio; Implementation Clinic - Corpus Christi; and Incremental Development Alliance-Memo of Findings and Observations On-Site Visit which included: regulations and geography; new City incentive programs and eye tests for small development sites; cultivating a cohort of small developers from Corpus Christi and dedicated to Corpus Christi; and creating ongoing mentorship and technical assistance programs.

A Board Member asked if these are issues the City Council would have to decide on. Business Liaison Barrera stated that once the TIRZ #3 Board has decided what recommendations they want to make for the reinvestment zone then it would go to City Council for approval. A Board Member asked what is the current vacant building ordinance and are we enforcing it. Commander David Blackmon, Corpus Christi Police Department, Code Enforcement, stated the current vacant building that is city-wide is a good ordinance, but the way it is written there is no incentive or mandates to make them rehab the building. Business Liaison Barrera suggested creating a new vacant building ordinance for the reinvestment zone.

Board Member Pusley made a motion to direct staff to bring back a document regarding a vacant building ordinance for the reinvestment zone as a recommendation for City Council's approval, seconded by Board Member Guajardo, and passed unanimously (Board Members Jackson and Jones - absent).

H. **PRESENTATION ITEMS: (ITEMS 9-10)**

9. [17-0293](#) **Parking Management Study & Strategic Plan - Implementation Steps**

Chairperson Vaughn referred to Item 9.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item is the Parking Management Study and Strategic Plan that was initiated in August 2015. Business Liaison Barrera said the Walker Parking Consultant was hired in July 2016, the study began in August 2016, and a presentation was given to the TIRZ #3 Board and the document finalized in January 2017. Business Liaison Barrera discussed the implementation plan timeline.

Board Members discussed the following topics: operating costs; occupancy; parking issues; pay stations; parking lot screening; salary of parking manager; parking cameras; and employee parking.

Chairperson Vaughn asked Business Liaison Barrera to bring this item back at a later date.

10. [17-0298](#) Presentation - The Ritz Theatre

Chairperson Vaughn referred to Item 10.

Business Liaison, City Manager's Office, Alyssa Barrera introduced Monica Sawyer, President, Corpus Christi PATCH, Positive Action Towards Cultural Heritage (CCPATCH). Nathan Kolenovsky, District Sales Manager, Grainger, Inc. stated he wanted to review the highlights of a proposal for the restoration of the Ritz Theatre in order to acquire funding from the TIRZ #3 Board. City Manager Margie Rose asked Mr. Kolenovsky to not speak about anything that relates to funding in his presentation of the Ritz Theatre. Mr. Kolenovsky discussed the following topic: Phase 1 - Stability of Building. Ms. Sawyer discussed the following topics: Phase 2 - Programming - Artist Nurturing Program and Broadcast Show and downtown incentives for supporting the Ritz Theatre project.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Vaughn referred to Identify Future Agenda Items.

There were no future agenda items.

J. ADJOURNMENT

The meeting was adjourned at 11:17 a.m.