



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, October 24, 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 9:30 a.m.

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

(Board Member Rudy Garza arrived at 9:31 a.m. and Ben Molina and Debbie Lindsey-Opel arrived at 9:33 a.m.)

Present 12 - Chair Carolyn Vaughn, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Claudia Jackson, Board Member Al Jones, Board Member Debbie Lindsey-Opel, Board Member Joe McComb, Board Member Ben Molina, Vice Chair Mike Pusley, Board Member Lucy Rubio, and Board Member Greg Smith

C. PUBLIC COMMENT:

Chairperson Vaughn called for public comment.

There were no comments from the public.

D. MINUTES:

1. [17-1370](#) Approval of Minutes of September 26, 2017 Meeting.

Chairperson Vaughn referred to approval of the minutes.

Board Member Rubio made a motion to approve the minutes, seconded by Board Member Guajardo, and passed unanimously (Board Members Molina and Lindsey-Opel were absent.)

E. FINANCIAL REPORT:

2. [17-1309](#) TIRZ #3 Financial Reports as of August 31, 2017

Chairperson Vaughn referred to Item 2.

Treasurer Constance Sanchez presented the financial report as of August 31, 2017; total assets and the fund balance were \$3,735,242; total revenues were \$1,046,001 with expenditures of \$400,492; transfers out of \$2,400; and excess of revenues of \$643,110, for a total fund balance of \$3,735,242.

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

Chairperson Vaughn referred to Items 3 and 4. The Board went into executive session at 9:32 a.m. and returned at 10:01 a.m.

3. [17-1355](#)

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 Frost Bank, a Texas State Bank, desiring to engage in commercial development on a parcel at 501 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 Lindsey-Opel made a motion directing City Staff, as an agent of TIRZ #3, to prepare a Downtown Development Reimbursement Agreement with Frost Bank for improvements to the property located at 501 South Shoreline Boulevard for a total incentive amount not to exceed \$600,000 under the Project Specific Development Agreement, for lighting and landscape improvements to the property; the incentive being contingent on execution of an agreement and approval of the agreement by the Board, seconded by Board Member Jones, and passed unanimously.

4. [17-1356](#)

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 a Developer Reimbursement Agreement with Stonewater Properties for property located in the TIRZ #3 zone 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.

The E-session was discussed in executive session.

G. AGENDA ITEMS: (ITEMS 5-7)**5. [17-1358](#)****Presentation - TIRZ #3 Project Updates**

Chairperson Vaughn referred to Item 5.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item was an

update on all projects and their progress. Business Liaison Barrera discussed the following projects: Urbana Market Deli, Studio 21 Apartments, Broadway Lofts, Clock Tower Apartments, Marriott Residence Inn, The 600 Building, Hilton Garden Inn, Bar Under the Sun and The Gold Fish.

Board Members discussed the following topics: Clock Tower Apartments performance/status report, timeline of project, code violations, property maintenance, mowing, securing project, and name of developers.

Board Member Guajardo made a motion to send a letter to the developers requesting a timeline and status of project regarding the Clock Tower Apartments, seconded by Board Member Rubio, and passed unanimously.

Business Liaison Barrera asked for a Special TIRZ #3 meeting to approve the reimbursement for The Gold Fish. The meeting was scheduled for October 31, 2017 at 11:00 a.m.

A Board Member asked if The Gold Fish was dog friendly. The owners responded yes.

6. [17-1357](#)

Amendments to TIRZ #3 Reimbursement Agreement Template

Motion to approve amendments to TIRZ #3 Reimbursement Agreement as presented.

Chairperson Vaughn referred to Item 6.

Business Liaison, City Manager's Office, Alyssa Barrera stated the purpose of this item is to update the TIRZ #3 Reimbursement Agreement Template regarding the following changes:

1. Building permit pulled and construction commences within 6 months. If extension is needed it must be requested in writing and approved by the Board.
2. Changes between project concept approved and building permit submitted cannot remove features which qualified the project to receive TIRZ #3 funding.
3. Maintenance of property is required through the entirety of the agreement. Three Code Enforcement citations will initiate a review of the Agreement and potential termination.

Board Members discussed the following topics: number of code violations on project property and timeline regarding code violations.

Board Member Lindsey-Opel made a motion to amend to approve the three amendments and directed Staff to bring back options to strengthen the Code Enforcement requirements in the third amendment, seconded by Board Member Guajardo and passed unanimously.

Board Member Rubio made a motion to approve the motion as amended, seconded by Board Member Jones and passed unanimously.

7. [17-1359](#)

Presentation - Update on Downtown Corpus Christi Brand and Website

Chairperson Vaughn referred to Item 7.

Business Liaison, City Manager's Office, Alyssa Barrera stated the Downtown Management District (DMD) expanded scope of services included a website and brand development for the TIRZ #3 area. Business Liaison Barrera stated the Chair, Past-Chair, and Secretary of the DMD Board along with the Staff of the DMD were in the audience. Business Liaison Barrera introduced Principal/Chief Creative Officer, MDR Advertising, Stephen Rybak. Principal/Chief Creative Officer Rybak discussed the following topics: update on timeline of project, brand development process, theme, tagline, color palette, typography, brand print ad, skywalk wrap, wayfinding signage, sidewalk signage, district color palettes, district signage examples, merchandise, advertising and website.

Board Members discussed the following topics: branding, cost of branding development and website, clarification of presentation, and brand guidelines.

H. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Vaughn referred to Identify Future Agenda Items.

Presentation on Traffic Analysis
Special Meeting October 31, 2017
Regular Meeting December 12, 2017

I. ADJOURNMENT

The meeting was adjourned at 11:00 a.m.