



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, November 28, 2017

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.**

(Board Member Michael T. Hunter arrived at 9:40 a.m. and Board Member Ben Molina arrived at 10:20 a.m.)

**Present** 9 - Chair Carolyn Vaughn, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Al Jones, Board Member Debbie Lindsey-Opel, Board Member Joe McComb, Board Member Ben Molina, Board Member Lucy Rubio, and Board Member Greg Smith

**Absent** 3 - Board Member Rudy Garza, Board Member Claudia Jackson, and Vice Chair Mike Pusley

**C. PUBLIC COMMENT:**

Chairperson Vaughn called for public comment.

There were no comments from the public.

**D. MINUTES:**

**1. Approval of Minutes of October 24, 2017 Meeting and November 7, 2017 Special Meeting.**

Chairperson Vaughn referred to approval of the minutes.

Board Member Vaughn made a motion to approve the minutes, seconded by Board Member Guajardo, and passed unanimously (Board Members Jackson, Pusley, Garza, Molina and Hunter were absent).

**E. FINANCIAL REPORT:**

**2. TIRZ #3 Financial Reports as of September 30, 2017.**

Chairperson Vaughn referred to Item 2.

Treasurer Constance Sanchez presented the unaudited financial report for the year ended September 30, 2017; total assets were \$3,664,469; with liabilities of \$9,436 and fund balance of \$3,655,033 for a total liabilities and fund balance of \$3,664,469. Treasurer Sanchez stated the unaudited Schedule of Revenues,

Expenditures and Changes in Fund Balance Report for the year ended September 30, 2017 had revenues of \$1,050,882; with expenditures of \$485,363 and transfers out of \$2,618 with an excess of revenues of \$562,901, for a total fund balance of \$3,655,033.

A Board Member asked why there was a difference in the amount of the contractual commitment balance of \$6,888,140 and the fund balance of \$3,655,033. Treasurer Sanchez stated that part of the incentives are based on the increment that is earned, so those are not paid out until the property tax increment is actually earned, so that is not included in the report.

**F. EXECUTIVE SESSION ITEMS: (ITEM 3)**

Chairperson Vaughn referred to Item 3. The Board went into executive session at 9:36 a.m. and returned at 10:11 a.m.

3. 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 Doxa Enterprises, LP, who desires to engage in commercial development on a parcel located at 313-317 N. Chaparral Street and 314 N. Mesquite Street, Corpus Christi, Texas 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 Jones made a motion directing City Staff, as an agent of TIRZ #3, to prepare a Downtown Development Reimbursement Agreement with Doxa Enterprises, LP, for improvements to the property located at 313-317 N. Chaparral and 314 N. Mesquite for a total incentive amount not to exceed \$25,000 under the Chaparral Street Property Improvement Grant Program, the incentive being contingent on the developer providing acceptable financial statements within 60 days and the subsequent execution of an agreement and approval of the agreement by the Board, seconded by Board Member Rubio, and passed unanimously (Board Members Jackson, Pusley, Garza, and Molina were absent).

**G. AGENDA ITEMS: (ITEMS 4-6)**

4. **Amendment to TIRZ #3 Reimbursement Agreement Template - Code Compliance and Citations**  
Motion to approve the Developer Reimbursement Agreement Template for the TIRZ #3 Zone as amended by the Board for the Tax Increment Reinvestment Zone No. 3.

Chairperson Vaughn referred to Item 4.

Business Liaison, City Manager's Office, Alyssa Barrera, stated this item is a follow-up of an item that was discussed at the last TIRZ #3 meeting regarding four modifications to the TIRZ #3 Reimbursement Agreement Template in order to address issues with some of the projects. Business Liaison Barrera explained that three of the four modifications were approved by the Board at the last meeting, but the Board requested additional information on the fourth modification. Business Liaison Barrera said that the three modifications that were already approved were the building permit and construction must begin within six months with a new approval and if an extension is needed it must be requested in writing and approved by the Board; changes between the project concept approved and building permit submitted cannot remove features which qualified the project to receive TIRZ #3 funding; and maintenance of the property is required through the entirety of the agreement. Business Liaison Barrera stated that the fourth modification regarding code violation threshold that recommended three Code Enforcement citations would initiate a review of the Agreement and potential termination was being brought back to the Board with additional information to re-evaluate the item. Business Liaison Barrera explained they met with the Legal Department and Code Enforcement to bring back additional information to re-evaluate the modification. Business Liaison Barrera discussed the following topics: code citations, excerpt of TIRZ #3 Template to be modified, policy options and administrative adjustments. Business Liaison Barrera introduced Commander David Blackmon, Corpus Christi Police Department.

Board Members, Business Liaison Barrera and Commander Blackmon discussed the following topics: time between Code Enforcement citations; notification, citation, and abatement processes; number of Code Enforcement Officers; and hiring additional Code Enforcement Officers.

Board Member Lindsey-Opel made a motion to amend the motion to include with Options A and/or C, seconded by Board Member Guajardo, and passed unanimously (Board Members Jackson, Pusley, and Garza were absent).

Board Member Vaughn made a motion to approve the motion as amended, seconded by Board Member Guajardo, and passed unanimously (Board Members Jackson, Pusley, and Garza were absent).

## 5.

### **1st Amendment to Stonewater Agreement**

Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Studio 21 Apartments, Broadway Lofts, and the related Parking Facilities with Stonewater Properties 723 Broadway LLC and Stonewater Properties Carancahua Inc., which provides an extension of the deadline for completion of two phases of the Development.

Chairperson Vaughn referred to Item 5.

Business Liaison, City Manager's Office, Alyssa Barrera, stated this item is to extend the performance deadlines for two phases of the Stonewater Development.

A Board Member and Business Liaison Barrera discussed continued support for the project.

Board Member Lindsey-Opel made a motion to amend the motion by amending Sections 5 and 6 of the template to include options A and C discussed in Item 4, seconded by Board Member Molina, and passed unanimously (Board Members Jackson, Pusley, and Garza were absent).

Board Member Lindsey-Opel made a motion to approve the motion as amended, seconded by Board Member Molina, and passed unanimously (Board Members Jackson, Pusley, and Garza were absent).

**6. 3rd Amendment to 600 Building Agreement**

Motion approving Amendment No. 3 to the Downtown Development Reimbursement Agreement for the 600 Building with the 600 Building, L.L.C., which provides that the Developer must close on the purchase of the property on or before March 31, 2018.

Chairperson Vaughn referred to Item 6.

Business Liaison, City Manager's Office, Alyssa Barrera, stated this is an item to extend the closing date performance requirement for the 600 Building in response to the Department of Housing and Urban Development (HUD) delays because of Hurricane Harvey's regional impacts.

Board Members and Business Liaison Barrera discussed HUD's process.

Board Member Lindsey-Opel made a motion to amend the motion by amending Sections 5 and 6 of the template to include Options A and C discussed in Item 4, seconded by Board Member Guajardo, and passed unanimously (Board Members Jackson, Pusley, and Garza were absent).

Board Member Hunter made a motion to approve the motion as amended, seconded by Board Member Lindsey-Opel, and passed unanimously (Board Members Jackson, Pusley, and Garza were absent).

**H. PRESENTATION ITEMS: (ITEM 7)**

**7. Presentation - Downtown Traffic and Planning Analysis**

Chairperson Vaughn referred to Item 7.

Business Liaison, City Manager's Office, Alyssa Barrera stated this item is a presentation of the Downtown Traffic and Planning Analysis. Business Liaison Barrera introduced the consultants, Scott Polikov, Gateway Planning, Principal, Todd LaRue, RCLCO, Managing Director and Tom Grant, Kimley-Horn, Traffic Engineer.

Business Liaison Barrera, Mr. Polikov, Mr. LaRue, Mr. Grant and Board Members discussed the following topics: Town Hall Meeting; Recommendations; Stakeholder Meetings; Discussions with City Staff, Port of Corpus Christi, Texas Department of Transportation, Metropolitan Planning Organization, and Banks; The Why; Identifying the Opportunity; Market Analysis; Infrastructure Alignment Process; Project Prioritization - Short-Term, Mid-Term and Long-Term; Two Way Conversion; Shoreline to Water Street Segments; Downtown Signalization; Four-Way Stop; Time Frame of Changes;

Design of Completed Project; Policy Opportunities; Sidewalks/Tree Management; Areas of Impact/Potential Private Investment; Moving Forward; and Data on Market Analysis.

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Vaughn referred to Identify Future Agenda Items.

Frost Bank Agreement  
Bar Under the Sun Reimbursement  
Old School Saloon Agreement

**J. ADJOURNMENT**

The meeting was adjourned at 11:40 a.m.