



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, February 27, 2018

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 9:30 a.m.

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

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

(Board Member Hunter arrived at 9:51 a.m. and Board Member McComb arrived at 10:04 a.m.)

**Present** 11 - Chair Carolyn Vaughn, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Claudia Jackson, 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

**Absent** 1 - Board Member Al Jones

**C. PUBLIC COMMENT:**

There were no comments from the public.

**D. MINUTES:**

**1. Meeting Minutes - January 30, 2018**

Chairperson Vaughn referred to approval of the minutes.

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

**E. FINANCIAL REPORT:**

**2. TIRZ #3 Financial Reports as of December 31, 2017.**

Chairperson Vaughn referred to Item 2.

Treasurer Constance Sanchez presented the financial reports for Reinvestment Zone #3 ending December 31, 2017; Revenues totaled \$377,550; expenditures totaled \$248,102, with a net change in the fund balance of \$129,448. Transfers

out totaled \$3,825; excess of revenues and other financing sources over expenditures and other uses totaled \$125,623; total assets and the Fund Balance equaled \$3,751,684.

There were no questions from the board.

**F. EXECUTIVE SESSION ITEMS:**

Chairperson Vaughn referred to Executive Session Item 3. The Board went into executive session at 9:32 a.m. The Board returned from executive session at 9:49 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 Cre8ive Culture LLC, and/or other entities desiring to engage in commercial development at 423 William 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, and possible action related to the aforementioned matters in open session.

Chairperson Vaughn referred to Item 3 and requested Alyssa Barrera come to the podium and introduce the two founding members of Cre8ive Culture, LLC, Jeremy Wells and Jeremy Flores. Mr. Wells spoke about his philosophy on what he hopes to bring to the downtown district with their company and what they plan to do for the children in the community.

The following action was considered: Motion directing City staff, as an agent of TIRZ #3, to prepare a Downtown Development Reimbursement Agreement with Cre8ive Culture, LLC, for improvements to the property located at 423 William Street for a total incentive amount not to exceed \$6,910 under the New Commercial Tenant Finish Out Grant Program, the incentive being contingent on the subsequent execution of an agreement and approval of the agreement by the Board, Board Member Lindsey-Opel made a motion to approve the motion, seconded by Board Member Molina. This Motion was passed and approved unanimously. (Board Member Jones and McComb - absent).

**G. AGENDA ITEMS: (ITEMS 4-5)**

- 4. Clock Tower Apartments - Agreement Termination**  
Motion approving an agreement with CT Corpus 149, Ltd. to terminate the TIRZ #3 incentive agreement with said entity that was approved on September 27, 2016.

Chairperson Vaughn referred to Item 4.

Assistant City Manager Keith Selman stated that the Clock Tower Apartments have requested to terminate their agreement due to being unable to provide a start date to begin construction. Board Member Pusley questioned whether the developer would maintain the property; citing the numerous code enforcement violations currently with the property. Mr. Selman stated they are aware of those violations and will continue enforcement efforts.

Board Member Garza made a motion to approve the motion, seconded by Board Member Lindsey-Opel. This motion was passed and approved unanimously (Board Member Jones and McComb - absent).

**5. Downtown Traffic and Planning Analysis**

Discussion regarding the Downtown Traffic and Planning Analysis; and motion authorizing the use of \$200,000 for the conversion of one-way street-segments to two-way operations between Water Street and Shoreline Boulevard in the Marina Arts District.

Chairperson Vaughn referred to Item 5.

Karen Costanza with Planning and ESI presented the downtown traffic and planning analysis and the recommendations that are being made to implement changes in the downtown traffic pattern.

Board Members and Ms. Costanza discussed the following topics: the feasibility of two-way conversion based on lane width and continued on-street parking; road test results from Downtown Management District Executive Director Alyssa Barrera; feedback from the City's Traffic Engineer Raymond Chong regarding the width of the road and the space available in travel lanes.

Board Member Pusley made the motion to approve the motion, seconded by Lucy Rubio. This motion was passed and approved unanimously (Board Member Jones and McComb - absent).

**H. PRESENTATION ITEMS: (ITEMS 6-7)**

**6. Parking Implementation Plan**

Chairperson Vaughn referred to Item 6.

Downtown Management District Executive Director Alyssa Barrera presented the Parking Implementation Plan.

Board Members and Ms. Barrera discussed the following topics relating to the Parking Implementation Plan: the zoning and permit requirements for the parking lots; how the lot owners would apply for these funds; accessibility options for the lots.

**7. Update of TIRZ #3 Approved Programs and Initiatives - February 2018**

Assistant City Manager Keith Selman presented the status of each of the Project Incentive Programs and Initiatives in the February 2018 report.

Board members expressed interest in having this become a regular item on the agenda and Mr. Selman confirmed these updates would continue.

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Vaughn referred to Identify Future Agenda Items. Downtown Management District Executive Director Alyssa Barrera stated that she would identify these due to the current transition of responsibilities with her departure from the City to the Downtown Management District.

Ms. Barrera stated that in the future, based on available time, the following would be discussed: business incentives, traffic planning analysis draft of full report and the vacant building ordinance.

Board Member Pusley requested an update on the status of filling Ms. Barrera's former position, City Business Liaison. City Manager Margie C. Rose stated the City is currently recruiting for the position.

**J. ADJOURNMENT**

The meeting was adjourned at 10:35 a.m..