



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, May 15, 2018

9:30 AM

City Council Chambers

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**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.**

**A. Chairperson Carolyn Vaughn to call the meeting to order.**

Chairperson 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 Rubio arrived after the roll call at 9:30 a.m., Board Members Guajardo and Hunter arrived at 9:31 a.m.; Board Member Lindsey-Opel arrived at 9:36 a.m.)

**Present** 9 - Vice Chair Carolyn Vaughn, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Claudia Jackson, Board Member Al Jones, Board Member Joe McComb, Board Member Ben Molina, Chair Everett Roy, and Board Member Greg Smith

**D. MINUTES:**

**1. Approval of Minutes of the April 24, 2018 Regular Meeting**

Chairperson Vaughn referred to approval of the minutes.

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

**E. FINANCIAL REPORT:**

**2. TIRZ #3 Financial Reports for March 31, 2018**

Chairperson Vaughn referred to Item 2.

Treasurer Constance Sanchez presented the financial report for Reinvestment Zone No. 3 ending March 31, 2018 including: the total assets; fund balance; income statement; total expenditures; transfers; revenues; and commitment reports.

**C. PUBLIC COMMENT:**

None.

**F. EXECUTIVE SESSION ITEMS:****G. AGENDA ITEMS:****3. Downtown Development Agreement - Le Meridien Hotel (Old Nueces County Courthouse)**

Motion to approve a Downtown Development Reimbursement Agreement with Nueces County Courthouse Development Partners, L.L.C., for improvements to the Old Nueces County Courthouse located on the 1100 block of North Mesquite Street, for a total incentive amount not to exceed \$1,000,000, which is comprised of incentives under the Project Specific Development Agreement program.

Chairperson Vaughn referred to Item 3. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to approve a Downtown Development Reimbursement Agreement for Le Meridien Hotel, located at the site of the Old Nueces County Courthouse. Ms. Barrera provided information on the terms of the agreement.

In response to a board member, Ms. Barrera stated that the first payment will be paid upon completion of the obligations including: construction of the hotel; receipt of the certificate of occupancy; and verification of payment of taxes.

Board Member Jones made a motion to approve Item 3, seconded by Board Member Jackson and passed unanimously (Board Member Lindsey-Opel - absent).

**4. Downtown Development Agreement- Nueces Brewing Company (Third Coast Beer, LLC.)**

Motion to approve a Downtown Development Reimbursement Agreement with Third Coast Beer, L.L.C., dba Nueces Brewing Company, for improvements to the property located at 401 Water Street, for a total incentive amount not to exceed \$61,700, which is comprised of incentives under the New Commercial Tenant Finish Out Grant Program.

Chairperson Vaughn referred to Item 4. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to approve a Downtown Development Reimbursement Agreement with Third Coast Beer, L.L.C. dba Nueces Brewing Company, for a New Commercial Tenant Finish Out Grant for a total amount not to exceed \$61,700.

Board members and Ms. Barrera discussed the following topics: landscaping and exterior lighting.

Board Member Garza made a motion to approve Item 4, seconded by Board Member Guajardo and passed unanimously (Board Member Lindsey-Opel - absent).

**5. Downtown Development Agreement- Nueces Brewing Company (Stonewater Properties Water Street, Inc.)**

Motion to approve a Downtown Development Reimbursement Agreement with Stonewater Properties Water Street, Inc., for improvements to the property located at 401 Water Street, for a total incentive amount not to exceed \$200,000, which is comprised of incentives under the Project Specific Development Agreement program.

Chairperson Vaughn referred to Item 5. Alyssa Barrera, Executive Director of the Downtown Management District stated that the purpose of this item is to approve a Downtown Development Reimbursement Agreement with Stonewater Properties Water Street, Inc. under the Project Specific Development Agreement program for a total amount not to exceed \$200,000. The work includes roof repairs, drainage, parking, sidewalks and other exterior improvements.

A board member discussed providing the renderings of the building to the public.

Board Member Lindsey-Opel made a motion to approve Item 5, seconded by Board Member Hunter and passed unanimously.

**6. Off-Street Parking Improvement Program**

Motion creating the Off-Street Parking Improvement Program as recommended by the Downtown Management District and authorizing the City Manager, or designee, to approve agreements not to exceed \$20,000 with property owners under this program. Agreements over \$20,000 will be brought to the Board for review and approval.

Chairperson Vaughn referred to Item 6. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to create the Off-Street Parking Incentive Program. Ms. Barrera presented the following information: the program details; eligible improvements; a list of priorities; and the ten proposed target project locations.

Board members and Ms. Barrera discussed the following topics: the funding budgeted for the program; a list of priorities and criteria; the status of the program for privatized garages; and the ten target projects.

Board Member Garza made a motion to approve Item 6, seconded by Board Member Molina and passed unanimously.

**7. Streetscape and Safety Improvement Program**

Motion creating the Streetscape and Safety Improvement Program as

recommended by the Downtown Management District and authorizing the City Manager, or designee, to approve agreements not to exceed \$10,000 with property owners under this program. Agreements over \$10,000 will be brought to the Board for review and approval.

Vice Chairperson Lindsey-Opel referred to Item 7. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to create a Downtown Streetscape and Safety Improvement Program. The program is designed to assist property owners with improvements to the Right-of-way, Facades and Alleys. Ms. Barrera presented the following information: the program details; eligible projects; and the program structure as follows: to pay up to 50% rebate of eligible project costs up to a maximum grant of \$10,000 per property; or if property owner expends \$5,000 or more in repairs, the TIRZ #3 will pay 100% of repair costs.

Board members and Ms. Barrera discussed the following topics: the program structure; prioritizing street projects in conjunction with City street repairs; criteria for repairs; the City's practice for replacing sidewalks in the easement; reimbursing property owners for making repairs being less expensive than the City doing the repairs; valuations in the downtown area; the challenges with property owners taking on sidewalk repairs; use of existing ID/IQ contracts for sidewalk repairs; loading and unloading zones; the percentage of bad sidewalks in the downtown area; placing a cap on the repairs the TIRZ #3 will reimburse; permitting costs; consideration to reimburse based on square footage; the average costs to replace sidewalks; underground infrastructure; how urban design standards are determined; and the projected amount and cost to fix sidewalks in the downtown area.

Board Member Rubio made a motion to table Item 7, seconded by Board Member Garza and passed unanimously.

#### **H. PRESENTATION ITEMS:**

##### **8. FY 18-19 Proposed Budget & Project Plan**

Vice Chairperson Lindsey-Opel referred to Item 8. Arlene Medrano, Office of Business Liaison, stated that the purpose of this item is to present the proposed FY2018-2019 Budget and Project Plan. Ms. Medrano presented the following information: the budget schedule; TIRZ #3 annual revenue history; types of revenue and expenditures; the TIRZ #3 FY2019 Project Plan; the FY2019 TIRZ #3 Budget; and the status of the Project Incentives Program and Initiatives.

Board members and staff discussed the following topics: the proposed total expenditures for FY2019; an evaluation of existing programs and initiatives; an analysis of property values to evaluate the effectiveness of programs; identifying other program initiatives for the downtown area; and benchmarks for programs.

#### **I. IDENTIFY FUTURE AGENDA ITEMS:**

Vice Chairperson Lindsey-Opel referred to Identify Future Agenda Items. The following items were identified: a resolution regarding the Project Plan; the FY2018-2019 proposed budget; the monthly update regarding TIRZ #3 approved

programs and initiatives; and the TIRZ #3 contract language, including that there will be no accelerating payments.

## **J. ADJOURNMENT**

**The meeting was adjourned at 10:29 a.m.**

*\* Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*