



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, July 24, 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 Guajardo arrived at 9:32 a.m.; Board Member Hunter arrived at 9:37 a.m.; and Board Member McComb arrived at 9:44 a.m.)

**Present** 10 - Chair Carolyn Vaughn, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Claudia Jackson, Board Member Al Jones, Vice Chair Debbie Lindsey-Opel, Board Member Joe McComb, Board Member Ben Molina, Board Member Greg Smith, and Board Member Rudy Garza

**Absent** 2 - Board Member Everett Roy, and Board Member Lucy Rubio

**C. PUBLIC COMMENT:**

Chairperson Vaughn referred to comments from the public. Richard Throop, 4825 Everhart Road, CEO of the Corpus Christi Association of Realtors, spoke regarding the Association's concerns regarding the downtown vacant building ordinance including: the registration fee; the ordinance not specifying commercial buildings; and identifying property owners.

**D. MINUTES:**

**1. Approval of Minutes of the June 26, 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 Lindsey-Opel and passed unanimously (Board Members Hunter, McComb, Roy and Rubio - absent).

**E. FINANCIAL REPORT:**

2. TIRZ #3 Financial Reports for May 31, 2018

Chairperson Vaughn referred to Item 2.

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

F. EXECUTIVE SESSION ITEMS: None

G. AGENDA ITEMS:

3. **Fiscal Year 2018-2019 - Operating Budget**

Resolution approving the proposed FY 2018-2019 Budget for the Reinvestment Zone Number Three (TIRZ #3), Fund #1112.

Chairperson Vaughn referred to Item 3.

Arlene Medrano, Office of Business Liaison, stated that the purpose of this item is to approve the proposed FY2018-2019 operating budget for the Reinvestment Zone No. 3. Ms. Medrano presented the following information: the beginning fund balance; and total proposed revenues and expenditures.

In response to a board member, Ms. Medrano stated that property tax estimates are based on a conservative 2% estimate.

Board Member Smith made a motion to approve Item 3, seconded by Board Member Guajardo and passed unanimously (Board Members McComb, Roy, and Rubio - absent).

4. **Fourth Amendment to TIRZ #3 Project & Financing Plan**

Resolution approving a Fourth Amendment to the Tax Increment Reinvestment Zone #3 Amended Project & Financing Plan

Chairperson Vaughn referred to Item 4.

Arlene Medrano, Office of the Business Liaison, stated that the purpose of this item is to approve the fourth amendment of the TIRZ #3 Project and Financing Plan. Staff is proposing the following: update language to indicate the Downtown Area Development Plan as complete; extend the incentive programs for an additional three-year period; provide an updated Sources of Revenue table showing projected TIRZ revenue; provide funding for the implementation of the Parking Action Plan; and identify changes to other programs and initiatives undertaken by the Downtown Management District.

Board Member Jones made a motion to approve Item 4, seconded by Board Member Lindsey-Opel and passed unanimously (Board Members McComb, Roy and Rubio - absent).

5. **Approval of TIRZ #3 Reimbursement for Cre8ive Culture**

Motion approving the reimbursement request from Cre8ive Culture, L.L.C., under the New Tenant Commercial Finish Out Grant Program for 423 William and authorizing the expenditure of \$6,910 from Fund 1112 Reinvestment Zone No. 3.

Chairperson Vaughn referred to Item 5.

Executive Director of the Downtown Management District Alyssa Barrera stated that the purpose of this item is to approve a reimbursement to Cre8ive Culture for renovations through the New Tenant Commercial Finish Out Grant Program. Cre8ive Culture has invested approximately \$35,000 in renovations, received a Certificate of Occupancy and requests reimbursement of \$6,910. Ms. Barrera provided before-and-after photographs of the renovations.

Board Member Jackson made a motion to approve Item 5, seconded Board Member Hunter and passed unanimously (Board Members McComb, Roy, and Rubio - absent).

6.

**Downtown Development Agreement- Moonshine and Ale/Whiskey Rodeo Saloon**

Motion to approve a Downtown Development Reimbursement Agreement with Moonshine Ale Ventures, LLC and Whiskey Rodeo Saloon Ventures, LLC, for improvements to the property located at 301 and 305 N. Chaparral Street 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 6.

Executive Director of the Downtown Management District Alyssa Barrera stated that the purpose of this item is to approve a Downtown Development Reimbursement Agreement with Moonshine Ale Ventures and Whiskey Rodeo Saloon Ventures LLC at 301 and 305 N. Chaparral Street for a dueling piano bar and a dance hall. Perry Thomson, Owner, responded to questions.

Board members spoke regarding the following topics: information regarding the dueling piano bar; the operations at the venue; dress code; participation by local musicians; the permitting process and use of local contractors; the smoking policy; and the timeline for the project.

Board Member Lindsey-Opel made a motion to approve Item 6, seconded by Board Member Guajardo and passed unanimously (Board Members Roy and Rubio - absent).

7.

**Downtown Development Agreement - Moonshine and Ale (Centre Theatre, LLC)**

Motion to approve a Downtown Development Reimbursement Agreement with Centre Theatre, LLC, for improvements to the property located at 301 and 305 N. Chaparral Street for a total incentive amount not to exceed \$18,964, which is comprised of incentives under the Chaparral Street Property Improvement Grant.

Chairperson Vaughn referred to Item 7.

Executive Director of the Downtown Management District Alyssa Barrera stated that the purpose of this item is to approve a Downtown Development Reimbursement Agreement with Centre Theatre, LLC for HVAC system improvements to the property located at 301 and 305 N. Chaparral Street.

Board Member Lindsey-Opel made a motion to approve Item 7, seconded by Board Member Molina and passed unanimously (Board Members Roy and Rubio - absent).

**8. Memorandum of Understanding- Corpus Christi Patch, Inc. (The Ritz Theatre)**

Motion to approve a Memorandum of Understanding with Corpus Christi PATCH, Inc. to set aside funding for the proposed improvements to the property located 715 N. Chaparral 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 8.

Executive Director of the Downtown Management District (DMD) Alyssa Barrera stated that the purpose of this item is to approve a Memorandum of Understanding (MOU) with Corpus Christi PATCH, Inc. for the proposed renovation of the Ritz Theatre. Ms. Barrera presented the following information: an overview of the MOU; a history of the Ritz Theatre; the project scope for Phase 1, repair and rehabilitation; Phase 2 programs and activities; the Que Bueno Taco Festival; and the DMD's recommendation. Monica McLeod Sawyer, Corpus Christi PATCH, Inc. responded to board members' questions.

Board members and Ms. Sawyer discussed the following topics: the factors that have changed since the TIRZ #3 Board indicated potential support for a MOU in 2016; if there is a historical designation currently on the structure; if revenue generation is sustainable; the timeframe for Corpus Christi PATCH to raise \$100,000 in matching funds; comedy, music and film being the focus of performances at the Ritz Theatre; the business model for the Ritz Theatre; a list of performances held at the Ritz Theatre in the past; concern the developer has a historical designation on the Ritz Theatre and the impact on the City should the project not move forward; and the proposed renovations.

Board Member McComb made a motion to approve Item 8, seconded by Board Member Lindsey-Opel and passed unanimously (Board Members Roy and Rubio - absent).

**H. PRESENTATION ITEMS:**

**9. Update on Downtown Brand**

Mayor McComb referred to Item 9.

Executive Director of the Downtown Management District Alyssa Barrera stated that the purpose of this item is to provide an update on Downtown Branding. The brand launch will be held Thursday, August 9, 2018 at The Cosmopolitan.

Ms. Barrera presented the following information: an overview of the presentation provided to the TIRZ #3 Board in 2017; the brand logo; the brand concept; the color palate identifying each district; a map of the districts; examples of district signage; the logos for each district; examples of streetscape improvements; and implementation.

Board members discussed the following topics: if the medical district has agreed to join the Downtown Management District and the use of interactive kiosks in place of wayfinding.

**10. Update of TIRZ #3 Approved Programs and Initiatives - July 2018**

Chairperson Vaughn referred to Item 10.

Arlene Medrano, Office of Business Liaison, presented the status of the Project Incentives Program and Initiatives in the July 2018 report.

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Vaughn referred to Identify Future Agenda Items. The following items were identified: the financial report; the application regarding the streetscape and safety program; and options regarding wayfinding with the new Harbor Bridge.

**J. ADJOURNMENT**

The meeting was adjourned at 10:53 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.*