



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

---

Tuesday, August 28, 2018

9:30 AM

City Council Chambers

---

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

Chairperson Vaughn called the meeting to order at 9:32 p.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 9:36 a.m.)

**Present** 9 - Chair Carolyn Vaughn, Board Member Paulette Guajardo, Board Member Michael Hunter, Board Member Al Jones, Vice Chair Debbie Lindsey-Opel, Board Member Ben Molina, Board Member Everett Roy, Board Member Greg Smith, and Board Member Rudy Garza

**Absent** 3 - Board Member Claudia Jackson, Board Member Joe McComb, and Board Member Lucy Rubio

**C. PUBLIC COMMENT:**

None.

**D. MINUTES:**

**1. Approval of Minutes of the July 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 Lindsey-Opel and passed unanimously (Board members Hunter, Jackson, McComb and Rubio - absent).

**E. FINANCIAL REPORT:**

**2. TIRZ #3 Financial Reports as of June 30, 2018**

Chairperson Vaughn referred to Item 2.

Treasurer Constance Sanchez presented the financial report for Reinvestment Zone No. 3 ending June 30, 2018 including: total assets, income statement; revenue; total expenditures; fund balance; and commitment reports.

**F. EXECUTIVE SESSION ITEMS:**

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 Endless Summer Spirit Company and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 424 Schatzell; **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 governing body seeks to have locate, stay, or expand within the City limits and with which the governing 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 the day's executive session. The Board went into executive session at 9:34 a.m. The Board returned from executive session at 9:57 a.m.

**G. AGENDA ITEMS:**

4. **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 4. Kamil Taras, Office of Management and Budget, stated that the purpose of this item is to approve the FY2018-2019 Budget for the Reinvestment Zone No. 3 (TIRZ #3). Mr. Taras stated that the TIRZ #3 Board approved the FY2019 budget at their July 2018 meeting which included the revenue based on the preliminary tax roll. The City received the certified tax roll from the Nueces County Tax Appraisal District which required an adjustment of revenues from \$1,242,100 to \$1,409,018.
- Board Member Garza made a motion to approve the resolution, seconded Board Member Lindsey-Opel and passed unanimously (Board Members Jackson, McComb, and Rubio - absent).
5. **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 5. Business Liaison Arlene Medrano stated that the purpose of this item is to amend the Project and Financing Plan for Tax Increment Reinvestment Zone No. #3 (TIRZ #3) to include the budget that was approved in Item 4.
- Board Member Lindsey-Opel made a motion to approve Item 5, seconded by Board Member Garza and passed unanimously (Board Members Jackson, McComb and Rubio - absent).
6. **On-Street Parking Meter Technical Scope Development**

Motion authorizing an agreement with Walker Consultants in the amount of \$4,044 for the preparation of a request for proposals for parking meters.

Chairperson Vaughn referred to Item 6. Business Liaison Arlene Medrano stated that the purpose of this item is to authorize an agreement with Walker Consultants in the amount of \$4,044 for the preparation of a technical scope of work for parking meters. Staff is recommending approval of the item to allow Walker Consultants to move forward with Priorities #2 and #11 of the Parking Action Plan.

Board members and staff discussed the following topics: replacement of all the meters in the downtown area; implementation of the Parking Action Plan Priorities #2 and #11; that the current meters do not have the capability to integrate with new technology; and the technical scope for the meters.

Board Member Garza made a motion to approve Item 6, seconded by Board Member Hunter and passed unanimously (Board Members Jackson, McComb, and Rubio - absent).

**7. Downtown Vacant Building Policy - Proactive Compliance Program**

Discussion and possible action regarding a Downtown Vacant Building Proactive Compliance Program.

Chairperson Vaughn referred to Item 7. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to propose the Downtown Vacant Building Proactive Compliance Program in anticipation of the City Council's potential approval of a Downtown Vacant Building Ordinance that does not include a registration component. The Proactive Compliance Program would allow for vacant building property owners to receive incentives if they bring their buildings into compliance with the new Standard of Care prior to October 1, 2018.

Board members discussed the following topics: if the program is a completely voluntary program; if October 1, 2018 provides ample time for property owners to come into compliance; that the Downtown Vacant Building Ordinance has an effective date of October 1, 2018; consideration to extend the effective date of the Downtown Vacant Building Ordinance; and if funds can be encumbered this fiscal year to be used next fiscal year.

Chairperson Vaughn requested to move to Item 8 to discuss the program for FY2019.

**8. Downtown Vacant Building Policy - Rehabilitation Pilot Program**

Discussion and possible action regarding a Downtown Vacant Building Rehabilitation Pilot Program.

Chairperson Vaughn referred to Item 8. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to discuss the Downtown Vacant Building Rehabilitation Pilot Program. It is intended to create an achievable next step for property owners in compliance with the new exterior standards of care that will be effective October 1, 2018.

Chairperson Vaughn made a motion to approve Item 8, seconded by Board Member Hunter and passed unanimously (Board Members Jackson, McComb, and Rubio - absent).

**7. Downtown Vacant Building Policy - Proactive Compliance Program**

Discussion and possible action regarding a Downtown Vacant Building Proactive Compliance Program.

Chairperson Vaughn returned to the discussion regarding Item 7.

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

**H. PRESENTATION ITEMS:**

**9. TIRZ #3 Streetscape & Safety Program - August 2018 Update**

Chairperson Vaughn referred to Item 9. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to provide an update on the TIRZ #3 Streetscape & Safety Program. Ms. Barrera presented the following information: the program details; eligible improvements; example of candidates; the reasons the program was proposed for the downtown area; traffic and planning analysis; program levels; a sample of streetscape and safety improvements; qualified sidewalk repairs; an update on three applications; modifications to the program regarding the proposal for Water Street Restaurants; and a proposal for The Bay Jewel.

Board members discussed the following topics: support to waive or modify the program for Water Street Restaurants; a calendar of events in the downtown area; and a policy regarding the cutting down of trees.

**10. TIRZ #3 Off Street Parking Program - August 2018 Update**

Chairperson Vaughn referred to Item 10. Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to provide an update on the TIRZ #3 Off-Street Parking Program. Ms. Barrera presented the following information: the program details; parking alliance and enforcement compliance; potential target projects; the status of the off-street parking program; and next steps.

Ms. Barrera presented a parking lot proposal for Block # 33 including: the goal; current condition; proposed improvements; total project costs; and recommendation of a \$50,000 TIRZ #3 reimbursement commitment if Omni Hotel commits by September 30, 2018.

Board members discussed the following topics: the commitment date of September 30, 2018; a date to complete the proposed improvements; and the permitting process related to demolishing vacant properties for use as a parking lot.

**MOTION OF DIRECTION**

Board Member Lindsey-Opel made a motion directing staff to move forward with the proposal regarding Block #33, seconded by Board Member Molina and passed unanimously (Board Members Jackson, McComb, and Rubio - absent).

Ms. Barrera presented a parking lot proposal for Block # 10 including: the goal; current condition; proposed improvements; total project costs; and recommendation of a \$50,000 TIRZ #3 reimbursement commitment if Education Service Center (ESC) commits by September 30, 2018.

**MOTION OF DIRECTION**

Board Member Guajardo made a motion directing staff to move forward with the proposal regarding Block #33, seconded by Board Member Molina and passed unanimously (Board Members Jackson, McComb, and Rubio - absent).

**11. Update of TIRZ #3 Approved Programs and Initiatives - August 2018**

Chairperson Vaughn referred to Item 11. Business Liaison Arlene Medrano presented the status of the Project Incentives Program and Initiatives in the August 2018 report. Ms. Medrano stated that the Le Meridien Hotel contract is in default due to failure to meet closing terms.

**MOTION OF DIRECTION**

Chairperson Vaughn made a motion directing staff to send a default letter to the developer of the Le Meridien Hotel due to failure to meet closing terms, seconded by Board Member Garza and passed unanimously (Board Members Jackson, McComb and Rubio - absent).

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Vaughn referred to Identify Future Agenda Items. The following items were identified: Off-Street Parking Program incentives; and options regarding the maintenance of parking lots.

**J. ADJOURNMENT**

The meeting was adjourned at 10:44 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.*