



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, September 25, 2018

9:30 AM

City Council Chambers

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 9:33 a.m.

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

Assistant City Secretary Paul Pierce called the roll and verified that a quorum of the Board was present to conduct the meeting.

(Board Member McComb arrived at 9:42 a.m.)

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

Absent 1 - Board Member Michael Hunter

C. PUBLIC COMMENT:

None.

D. MINUTES:

1. Approval of Minutes of the August 28, 2018 Regular Meeting

Chairperson Vaughn called for approval of the minutes. Board Member Garza made a motion to approve the minutes, seconded by Board Member Guajardo and passed unanimously (Board Members Hunter, Lindsey-Opel, McComb and Rubio - absent).

E. FINANCIAL REPORT:

2. TIRZ #3 Financial Reports as of July 31, 2018

Chairperson Vaughn referred to Item 2.

Treasurer Constance Sanchez presented the financial report for Reinvestment

Zone No. 3 ending July 31, 2018 including: total assets, income statement; revenue; transfers; total expenditures; fund balance; and commitment reports.

F. EXECUTIVE SESSION ITEMS:

Chairperson Vaughn referred to the day's executive sessions. The Board went into executive session at 9:36 a.m. The Board returned from executive session at 9:47 a.m. Assistant City Secretary Paul Pierce announced that Item 4 was postponed.

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 an economic development agreement involving Therese Cassidy, and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 903 N. Chaparral Street; 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 Item 3 and the following motion was considered:

Motion authorizing the City Manager, or designee, as an agent of the TIRZ #3, to execute a Downtown Reimbursement Agreement with Therese Cassidy, for improvements to the property located at 903 North Chaparral Street for a total incentive not to exceed \$16,232 under the Chaparral Street Improvement Grant Program.

Board Member Garza made a motion to approve Item 3, seconded by Board Member Molina and passed unanimously (Board Members Hunter, Lindsey-Opel and Rubio - absent).

4. **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.

This E-Session Item was postponed.

G. AGENDA ITEMS:

- 5. TIRZ #3 and DMD Interlocal Agreement - FY 2019 Service Plan**
Motion to renew the Interlocal Cooperation Agreement between Corpus Christi Texas Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of the TIRZ #3, approve a Service Plan for Fiscal Year 2018 - 2019 and adopt the FY19 contract amount of \$530,000.

Chairperson Vaughn referred to Item 5.

Business Liaison Arlene Medrano stated that the purpose of this item is to renew the Interlocal Cooperation agreement between the Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to approve a service plan for FY2018-2019 and to ratify the budget amount of \$530,000. The agreement includes a provision for annual renewal to be completed prior to September 30, 2019, subject to appropriation of funding and approval of a service plan.

Alyssa Barrera, Executive Director of the DMD, presented the following information: an overview of the DMD; the 2014-2017 plan accomplishments; the 2017-2020 three-year strategic plan, Downtown 2020; examples of FY2018 implementation; a brief overview of the DMD's FY2018 service plan; highlights of FY2018 accomplishments; holiday events; and the FY2018 integrated DMD and TIRZ #3 core service priorities including: district operations, development and improvement, communication and events, and organizational management.

Board members discussed the following topics: input from the DMD and stakeholders regarding downtown goals; the DMD's organizational structure; and the holiday events, including Peppermint Lane.

Board Member Guajardo made a motion to approve Item 5, seconded by Board Member Molina and passed unanimously (Board Members Hunter, Lindsey-Opel and Rubio - absent).

- 6. Streetscape and Safety Right of Way Improvement Program - Downtown Camera Network Proposal**
Discussion and possible action regarding installation of downtown security cameras and network.

Chairperson Vaughn referred to Item 6.

Alyssa Barrera, Executive Director of the Downtown Management District (DMD) stated that the purpose of this item is to approve funding for the installation of networked security cameras that will be monitored by the Corpus Christi Police Department. Ms. Barrera provided a brief overview of the cost per unit and identified locations. The presentation team included Police Commander John Houston.

Board members spoke regarding the following topics: requiring new businesses to install cameras; monitoring of the cameras; the location of the cameras; incentive packages for the installation of security cameras; and use of the cameras during special events.

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

H. PRESENTATION ITEMS:

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

Chairperson Vaughn referred to Item 7. Business Liaison Arlene Medrano presented the status of the Project Incentives Program and Initiatives in the September 2018 report. A board member spoke regarding the status of The 600 Building and a policy regarding projects that are not moving forward.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairperson Vaughn referred to Identify Future Agenda Items. The following items were identified: incentive agreements; an executive session; and information regarding the use of scooters in the downtown area.

J. ADJOURNMENT

The meeting was adjourned at 10:24 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.*