



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, January 22, 2019

10:00 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 Everett Roy to call the meeting to order.**

Chairperson Roy called the meeting to order at 10:02 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.

**Present** 11 - Chair Everett Roy, Board Member Roland Barrera, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Claudia Jackson, Board Member Joe McComb, Board Member Ben Molina, Board Member Greg Smith, and Board Member Carolyn Vaughn

**Absent** 1 - Board Member Al Jones

**C. PUBLIC COMMENT:**

None.

**D. MINUTES:**

**1. Approval of Minutes of the November 27, 2018 Regular Meeting and the December 4, 2018 Special Meeting**

Chairperson Roy referred to approval of the minutes. Board Member Garza made a motion to approve the minutes, seconded by Board Member Smith and passed unanimously (Board Member Jones - absent).

**E. FINANCIAL REPORT:**

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

Treasurer Constance Sanchez presented the financial report for Reinvestment Zone No. 3 ending November 30, 2018 including: total assets; revenues; total expenditures; transfers; fund balance; commitment reports; and cash flow report.

In response to a board member, Assistant City Attorney Aimee Alcorn-Reed stated that the two housing projects receive funding after obtaining their certificate of occupancy and annually as a rebate of taxes.

**F. EXECUTIVE SESSION ITEMS: (None)**

**G. AGENDA ITEMS:**

**3. TIRZ #3 Board 2019 Meeting Calendar**

Motion approving a TIRZ #3 Board Meeting Calendar

Chairperson Roy referred to Item 3.

Interim Business Liaison Grayson Meyer stated that the purpose of this item is to adopt the meeting schedule for 2019.

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

**4. 1st Amendment for H2O Market Trust**

Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for H2O Market Trust which provides that the Developer must complete improvements on or before April 1, 2019

Chairperson Roy referred to Item 4.

Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to approve an amendment to the Downtown Development Reimbursement Agreement for H2O Market Trust, located at 312 N. Chaparral Street, Lucy's Snack Bar, to extend the completion date requirement to April 1, 2019.

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

**5. Downtown Vacant Building Ordinance Proactive Compliance Program - 2nd Extension**

Discussion and possible action regarding the second extension of Downtown Vacant Building Proactive Compliance Program.

Chairperson Roy referred to Item 5. Alyssa Barrera, Executive Director of the Downtown Management District (DMD), stated that the purpose of this item is to approve the second extension to the Downtown Vacant Building Proactive Compliance Program. Ms. Barrera stated that the DMD has been working with several vacant property owners to bring the exterior of their buildings into compliance with the new downtown vacant building ordinance. This extension is being requested to allow the DMD to continue working with the City's Legal Department to create agreements with the property owners to commit this funding.

Board members and Ms. Barrera discussed the following topics: the total amount of funding for this program; that the program is for ten properties at a

reimbursement cap of \$5,000 per property; the eligible improvements; that the downtown vacant building ordinance became effective on January 15, 2019; that the goal of the program was to have properties come into compliance prior to the ordinance being enforced, and the DMD would not recommend further extension of the program beyond March 2019; if there are property owners that the DMD has not been able to contact; the amount of time the DMD has spent trying to contact property owners; that out of the 10 property owners that the DMD has been successful in contacting, only two have committed; the challenges with contacting vacant property owners; when the program began; and the assessment for non-compliance.

Board Member Guajardo made a motion to approve Item 5, seconded by Board Member Molina and passed unanimously (Board Member Jones - absent).

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

##### **6. Presentation - DMD FY18 Annual Report**

Chairperson Roy referred to Item 6.

Alyssa Barrera, Executive Director of the Downtown Management District, stated that the purpose of this item is to present the Corpus Christi Downtown Management District (DMD) and TIRZ #3 FY2018 Annual Report. Ms. Barrera presented the following information: a background of the DMD; the DMD's three-year plans and service plans; 2014-2017 plan accomplishments; that the DMD is currently operating on the 2017-2020 three-year strategic plan; the DMD's overall performance for FY2018; and highlighted achievements in the following areas: district operations, development and improvement, an overview of the incentives that are catalyzing development, communications, events, and organizational management.

Board members and Ms. Barrera discussed the following topics: the DMD's accomplishments; that the assessed income is from the levy by property owners; the increase of pedestrian traffic in the downtown area; the goals or milestones new businesses have to achieve in order to receive incentives; if any of the businesses that have received incentives are raising concerns regarding viability; if the DMD is working with the Corpus Christi Association of Realtors; the real estate brokers that the DMD works with; discussions with the scooter companies; initiatives regarding the homeless population; and discussions with the Corpus Christi Regional Economic Development Corporation (EDC) to attract businesses.

##### **7. Update of TIRZ #3 Approved Programs and Initiatives - January 2019**

Chairperson Roy referred to Item 7.

Alyssa Barrera, Executive Director of the Downtown Management District, stated that the update of the TIRZ # 3 approved programs and initiatives is provided in the packet.

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

Chairperson Roy referred to Identify Future Agenda Items: review of building

codes and the Unified Development Code (UDC) to address construction challenges related to older buildings in the downtown area; and an update regarding the Downtown Area Development Plan.

## **J. ADJOURNMENT**

**The meeting was adjourned at 10:56 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.*