



# 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 21, 2019

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 Everett Roy to call the meeting to order.**

Chairperson Roy called the meeting to order at 9:30 a.m.

Business Liaison Arlene Medrano introduced newly appointed Board Member Susan Hutchinson.

**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 Guajardo arrived at 9:32 a.m.

**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 Susan Hutchinson, Board Member Al Jones, Board Member Ben Molina, Board Member Greg Smith, and Vice Chair Carolyn Vaughn

**Absent** 1 - Board Member Joe McComb

**C. PUBLIC COMMENT:**

None.

**D. MINUTES:**

**1. Approval of Minutes of the April 23, 2019 Regular Meeting**

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

**E. FINANCIAL REPORT:**

**2. TIRZ #3 Financial Reports as of March 31, 2019**

Chairperson Roy referred to Item 2. Treasurer Constance Sanchez presented the financial report for Reinvestment Zone No. 3 ending March 31, 2019 including: total assets; revenues; expenditures; commitment reports; and fund balance.

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

**G. AGENDA ITEMS: (3-4)**

**3. Election of TIRZ #3 Board Vice-Chair**

Chairperson Roy referred to Item 3. Assistant City Secretary Paul Pierce stated nominations for Vice-Chair were being sought.

Board Member Smith made a motion to appoint Board Member Vaughn, seconded by Board Member Garza and passed unanimously (Board Member McComb - absent).

**4. Approval of TIRZ #3 Reimbursement for H2O Market Trust at 312 N. Chaparral Street**

Motion approving the reimbursement request from H2O Market Trust under the Downtown Development Reimbursement Agreement for 312 N. Chaparral Street and authorizing the expenditure of \$20,390.

Chairperson Roy referred to Item 4. Executive Director of the Downtown Management District Alyssa Barrera Mason stated that the purpose of this item is to approve the reimbursement request from H2O Market Trust, relating to Lucy's Snack Bar, under the Downtown Development Reimbursement Agreement for 312 N. Chaparral Street and authorizing the expenditure of \$20,390.

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

**H. PRESENTATION ITEMS: (5-6)**

**5. Update - Artesian Park Historic Garden Proposal**

Chairperson Roy referred to Item 5. Executive Director of the Downtown Management District (DMD) Alyssa Barrera Mason stated that the purpose of this item is to provide an update on the Artesian Park Historic Garden concept.

Ms. Mason presented information on the following topics: available funding; priority of the project; previous improvements; park safety; history of the park; previous rehabilitation efforts; safety improvements; the urban garden concept; potential economic impact; location; other Tax Increment Reinvestment Zone #3 (TIRZ #3) projects; and next steps.

Board members and Ms. Mason discussed the following topics: partnerships; special-use designation for the park; lighting, concrete repair and landscaping being used for park boundaries; the DMD maintaining the park versus the City's Parks and Recreation Department; funding; irrigation; Twigg Street

construction considerations; and use of cameras related to park security.

**MOTION OF DIRECTION**

Board Member Guajardo made a motion directing that the project move forward, seconded by Board Member Vaughn and passed unanimously (Board Member McComb - absent).

**6. Update - TIRZ #3 Approved Programs and Initiatives - May 2019**

Chairperson Roy referred to Item 6. Business Liaison Arlene Medrano stated that the purpose of this item is to provide an update on the Tax Increment Reinvestment Zone #3 (TIRZ #3) programs and initiatives as well as an update from the Downtown Management District (DMD) on the current status of TIRZ #3 projects and management of the TIRZ #3 incentives, which are the responsibility of the DMD.

The DMD's Downtown Real Estate and Main Street Manager Jason Alaniz presented information on the number of TIRZ #3 projects under construction and the status of each.

Board members and Mr. Alaniz discussed available monies and the status of particular projects.

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Roy referred to Identify Future Agenda Items. The following items were identified: discussion of FY 2020 budget; updates; Tax Increment Reinvestment Zone #3 (TIRZ #3) incentive projects that may arise; creation of projects and outreach to search for investment monies to be invested in the Opportunity Zone; and publicizing/getting the word out about the benefits of the Opportunity Zone.

**J. ADJOURNMENT**

The meeting was adjourned at 10:19 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.*