



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, September 17, 2019

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. Chairman Everett Roy to call the meeting to order.

Chairman Roy 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 Gil Hernandez arrived at 9:33 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 Joe McComb, Board Member Ben Molina, and Board Member Greg Smith

Absent 1 - Vice Chair Carolyn Vaughn

C. PUBLIC COMMENT:

Chairperson Roy referred to Public Comment. There were no comments from the public.

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE BOARD OF DIRECTORS FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

1. MAKE A STATEMENT OF FACTUAL INFORMATION.

2. RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.

3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AN AGENDA AT A LATER DATE.

D. MINUTES:

1. Approval of Minutes of the August 27, 2019 Regular Meeting

Chairperson Roy referred to approval of minutes. Board Member Garza made a motion to approve the minutes, seconded by Board Member Guajardo and passed unanimously (Board Members Vaughn and Hernandez were absent).

E. FINANCIAL REPORT:

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

Chairperson Roy referred to Item 2. Treasurer Constance Sanchez presented the financial report for Reinvestment Zone No. 3 ending July 31, 2019 including: total assets; liabilities; revenues; expenditures; other financing sources (uses); commitment reports; and fund balance.

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

3. Motion to approve a Downtown Development Reimbursement Agreement with 31102, LLC for improvements to the property located at 201 S Chaparral Street for a total incentive amount not to exceed \$220,000, effective upon signature by the City Manager or designee.

Chairperson Roy referred to Item 3. Chairperson Roy requested that items 3, 4 and 5 be consolidated since they were previously reviewed and no presentation is required.

City Secretary Rebecca Huerta announced Board Member Molina would abstain from Item 5.

Board Member Garza made a motion to approve Items 3 and 4, seconded by Board Member Barrera and passed unanimously (Board Member Vaughn - absent).

4. Motion to approve a Downtown Development Reimbursement Agreement with 807 N Upper Broadway, LLC for improvements to the property located at 807 N Upper Broadway for a total incentive amount not to exceed \$520,000, effective upon signature by the City Manager or designee.

Refer to Item 3.

5. Motion to approve a Downtown Development Reimbursement Agreement with Corpus Christi PATCH, Inc. for improvements to the property located at 715 N Chaparral Street for a total incentive amount not to exceed \$100,000, effective upon signature by the City Manager or

designee.

Chairperson Roy referred to Item 5. Board Member Garza made a motion to approve Item 5, seconded by Board Member Guajardo and passed unanimously (Board Member Molina abstained; Board Member Vaughn - absent).

- 6.** Motion to approve a reimbursement request with Centre Theatre, LLC under the Downtown Development Reimbursement Agreement for 301 & 305 N Chaparral Street and authorizing the expenditure of \$18,964.

Chairperson Roy referred to Item 6. The Downtown Management District's Real Estate & Main Street Manager Jason Alaniz stated that the purpose of this item is a reimbursement request with Centre Theatre, LLC under the Downtown Development Reimbursement Agreement for 301 & 305 N. Chaparral Street.

Board Member Smith made a motion to approve Item 6, seconded by Board Member Molina and passed unanimously (Board Member Vaughn - absent).

- 7.** Motion to approve a Streetscape Reimbursement Agreement with KPL Holdings LLC for improvements to the property located at 424 N Chaparral Street for an incentive amount not to exceed \$45,700, effective upon signature by the City Manager or designee.

Chairperson Roy referred to Item 7. The Downtown Management District's Real Estate & Main Street Manager Jason Alaniz stated the purpose of this item is to authorize a Reimbursement Agreement for the facade renovation of 424 N. Chaparral Street, through the Downtown Streetscape & Safety Improvement Program in the amount of \$45,700.

Mr. Alaniz presented information on the following topics: Traffic & Planning Analysis; Streetscape & Safety Program details and eligible improvements; displayed current condition of 424 N. Chaparral; project repair and improvement cost; exterior and mural concepts; and recommendation.

Board Members and Mr. Alaniz discussed the following topics: the eligible improvements presented on slide 3 and whether the property was owned or leased.

Board Member Hunter made a motion to approve Item 7, seconded by Board Member Guajardo and passed unanimously (Board Member Vaughn - absent).

- 8.** Motion to renew the Interlocal Cooperation Agreement between Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of TIRZ #3, approve a Service Plan for Fiscal Year 2020 and ratify the Budget amount of \$510,000.

Chairperson Roy referred to Item 8. Business Liaison Arlene Medrano stated that the purpose of this Item is to renew the Interlocal Cooperation Agreement between Corpus Christi Tax Increment Reinvestment Zone #3 (TIRZ #3) and the Corpus Christi Downtown Management District (DMD) to encourage the redevelopment of TIRZ #3; approve a Service Plan for Fiscal Year 2019-2020;

and ratify the Budget amount of \$510,000.

Business Liaison Medrano presented information on the following topics: an overview of the Downtown Management District; Accomplishments for FY2019; FY2020 Integrated DMD & TIRZ #3 Service Plan; District Operations; Development & Improvements; Communication & Events; and Operational Management.

Board Member Molina made a motion to approve Item 8, seconded by Board Member Smith and passed unanimously (Board Member Vaughn - absent).

H. PRESENTATION ITEMS:

9. Update of TIRZ #3 Approved Programs and Initiatives - August 2019

Chairperson Roy referred to Item 9. Business Liaison Arlene Medrano presented the monthly update for TIRZ #3 Approved Programs and Initiatives for August 2019.

There were no questions from the Board.

I. IDENTIFY FUTURE AGENDA ITEMS:

J. ADJOURNMENT

The meeting was adjourned at 9:51 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.*