



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, March 24, 2020

9:30 AM

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 9:35 a.m.

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

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Members Roland Barrera, Joe McComb, and Greg Smith participated by video conference. Council Member Michael Hunter participated telephonically.

Present 10 - Chair Everett Roy, Board Member Roland Barrera, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Greg Smith, Board Member Michael Hunter, Board Member Al Jones, Board Member Joe McComb, and Board Member Ben Molina

Absent 2 - Board Member Susan Hutchinson, and Vice Chair Carolyn Vaughn

C. PUBLIC COMMENT:

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

PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY COUNCIL. To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, Boards, Corporations and City Council. This meeting will be broadcast at <https://corpuschristi.legistar.com/Calendar.aspx>. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the TIRZ #3 Board shall be provided in written format and presented to the City Secretary within five minutes after the start of each meeting of the TIRZ #3 Board. This testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary's door and on the City website here:

<http://www.cctexas.com/departments/city-secretary>, and allow for electronic submission to citysecretary@cctexas.com. The written public testimony shall be provided to members of TIRZ #3 Board prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at [cctexas.com/departments/city-secretary](http://www.cctexas.com/departments/city-secretary).

D. MINUTES:

1. Approval of Minutes of the February 25, 2020 Regular Meeting

Chairman Roy referred to Item 1. Board Member Garza made a motion to approve the minutes, seconded by Board Member Guajardo and passed unanimously (Board Members Hutchinson and Vaughn - absent).

E. FINANCIAL REPORT:

2. TIRZ #3 Financial Reports as of January 31, 2020

Chairman Roy referred to Item 2.

Treasurer Alma Casas presented the financial report for Tax Reinvestment Zone No. 3 ending January 31, 2020, including: total assets; revenues; expenditures; commitment reports; encumbrances; and fund balance.

There were no comments from the Board.

F. EXECUTIVE SESSION ITEMS:

Chairman Roy referred to Executive Session Item 3. The Board went into Executive Session at 9:42 a.m. The Board returned from Executive Session at 9:59 a.m.

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 Shoreline Hospitality, L.P. and/or other entities involved with a development at 311 South Shoreline Boulevard in the downtown area 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 governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations and/or financial or other incentives involving said business prospect.

This E-Session Item was discussed in executive session.

G. AGENDA ITEMS:

4. Motion to approve a reimbursement request with Shoreline Hospitality, LP under the Downtown Development Reimbursement Agreement for 309 S Shoreline Blvd. and authorizing a reimbursement of 75% of the annual property taxes paid on the improvements to TIRZ #3, up to the cap of 10 years and not to exceed \$940,000.

Chairman Roy referred to Item 4.

Board Member Garza made a motion to approve Item 4, seconded by Board Member Molina and passed unanimously (Board Members Hutchinson and Vaughn - absent).

5. Discussion and possible action regarding a Downtown Retail Pop-Up Pilot Program.

Chairman Roy referred to Item 5.

Jason Alaniz, Real Estate Manager, asked the board to postpone this Item because the Downtown Management District wants to come back with a revised program to help businesses as a result of the COVID-19 emergency. The board members concurred.

H. PRESENTATION ITEMS:

6. Update on TIRZ #3 Approved Programs and Initiatives - March 2020

Chairman Roy referred to Item 6.

Real Estate Manager for the Downtown Management District Jason Alaniz presented information on the following programs and initiatives: Ritz Theatre; Ward Building; Limerick Apartments; 807 N. Upper Broadway; K Space Contemporary; Americano Properties; Dusty's Taco Shop; Aka Sushi; Downtown Carwash Club; Muse Bistro; and The Goldfish Bar.

Board members, Real Estate Manager Alaniz and Downtown Management District Alyssa Barrera Mason discussed the following topics: currently, no businesses have permanently closed; no lost revenue currently; compensation does not go into effect until projects are completed; and the monitoring of potential impacts to restaurants and bars.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairman Roy referred to Identify Future Agenda Items.

The following items were identified: an update related to the impact on bars and restaurants; and a board member's request to identify or discuss new programs at the next meeting.

J. ADJOURNMENT

This meeting was adjourned at 10:15 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.*