



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, April 21, 2020

9:30 AM

Council Chambers

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**A. Chairman Everett Roy to call the meeting to order.**

Chairman Roy called the meeting to order at 9:31 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 Gil Hernandez, Rudy Garza, Carolyn Vaughn and James Sedwick, Jr. participated by video conference. Council Members Michael Hunter and Paulette Guajardo 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 Joe McComb, Board Member James Sedwick, and Vice Chair Carolyn Vaughn

**Absent** 2 - Board Member Susan Hutchinson, and Board Member Ben Molina

**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 PLANNING COMMISSION.** 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, and Boards. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Boards should be provided in writing, in the form of an e-mail or by using the **PUBLIC COMMENT/INPUT FORM** located on the City Secretary's webpage (**PREFERRED METHOD**) and shall be e-mailed to [NormaD2@cctexas.com](mailto:NormaD2@cctexas.com) no later than five minutes after the start of each meeting of the Board meetings. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Boards prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This 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://cctexas.com/departments/city-secretary).

**D. MINUTES:**

1. Approval of Minutes of the March 24, 2020 Regular Meeting  
  
Chairman Roy referred to Item 1. Chairman Barrera made a motion to approve the minutes, seconded by Board Member Smith and passed unanimously (Board Member Molina and Board Member Hutchinson - absent).

**E. FINANCIAL REPORT:**

2. TIRZ #3 Financial Reports as of February 29, 2020  
  
Chairman Roy referred to Item 2.  
  
Treasurer Alma Casas presented the financial report for Tax Reinvestment Zone No. 3 ending February 29, 2020, including: total assets; revenues; expenditures; commitment reports; encumbrances; and fund balance.  
  
There were no comments from the Board.

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

**G. AGENDA ITEMS: (None)****H. PRESENTATION ITEMS:**

3. Presentation - Downtown Reinvestment Zone #3 COVID-19 Impacts & Business Survey

Chairman Roy referred to Item 3.

Executive Director of Downtown Management District Alyssa Barrera Mason presented information on the following topics: COVID-19 Impacts and Business Survey; COVID-19 Response Best Practices-Envisioning the Future; Phase I; COVID-19 Business Impact Survey Results; COVID-19 Response Best Practices Phase 2; and COVID-19 Response Best Practices Phase 3.

Board Members, Executive Director Alyssa Barrera Mason, and Real Estate & Main Street Manager Jason Alaniz discussed the following topics: the Texas comptroller offered a deferment on sales tax assistance; another survey in the future will be taken to compare changes from March to April; some people who applied for the Paycheck Protection Program (PPP) didn't get it; some of the projects in place have been delayed, but not canceled currently; and the need for extensions on some projects.

4. Update on TIRZ #3 Approved Programs and Initiatives - April 2020

Chairman Roy referred to Item 4.

Real Estate & Main Street Manager Jason Alaniz presented information on the following topics: Ward Building; Limerick Apartments; 807 N. Upper Broadway; K Space Contemporary; Americano Properties; Dusty's Taco Shop; Aka Sushi; Downtown Carwash Club; Muse Bistro; The Goldfish Bar; and Residential Projects.

There were no comments from the Board.

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairman Roy referred to Identify Future Agenda Items. No items were discussed or identified.

**J. ADJOURNMENT**

The meeting was adjourned at 10:08 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.*