



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 3

Tuesday, May 19, 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 9:31 a.m.

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

TIRZ No. 3 Board Members:

Everett Roy (Chair)	Carolyn Vaughn (Vice-Chair, Nueces County)
Ben Molina	Joe McComb
Michael T. Hunter	Jim Sedwick (Downtown Management District)
Paulette Guajardo	Susan Hutchinson (Del Mar)
Greg Smith	Rudy Garza
Gil Hernandez	Roland Barrera

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, Greg Smith and James Sedwick, Jr. participated by video conference. Board Members Michael Hunter, Susan Hutchinson and Carolyn Vaughn participated telephonically.

Present 12 - 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 Susan Hutchinson, Board Member Joe McComb, Board Member Ben Molina, Board Member James Sedwick, 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 THIS BOARD/COMMISSION/COMMITTEE (Board). 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. This meeting will be broadcast at cctexas.com/services/council meeting-agendas-minutes-video. 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 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.

D. MINUTES:

1. Approval of Minutes of the April 21, 2020 Regular Meeting

Chairman Roy referred to Item 1. Board Member Guajardo made a motion to approve the minutes, seconded by Board Member Barrera and passed unanimously.

E. FINANCIAL REPORT:

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

Chairman Roy referred to Item 2.

Director of Finance Heather Hurlbert presented the financial report for Tax Reinvestment Zone No. 3 ending March 31, 2020, including: total assets; revenues; expenditures; commitment reports; and fund balance.

There were no comments from the Board.

F. EXECUTIVE SESSION ITEMS:

G. AGENDA ITEMS:

3. Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Michelle Joseph & Monet Love (Muse Bistro) which provides a five-month extension that the Developer must complete improvements on or before October 31, 2020, effective upon signature by the City Manager or designee.

Chairman Roy referred to Item 3.

Real Estate & Main Street Manager Jason Alaniz presented information on the following topics: approval of 1st Amendment TIRZ #3 Reimbursement Request for Muse Bistro for a 5 month extension for improvements.

There were no comments from the Board.

Board Member Molina made a motion to approve Item 3, seconded by Board Member Guajardo and passed unanimously.

Aye: 12 - Chair Roy, Board Member Barrera, Board Member Garza, Board Member Guajardo, Board Member Hernandez, Smith, Board Member Hunter, Board Member Hutchinson, Board Member McComb, Board Member Molina, Board Member Sedwick, and Vice Chair Vaughn

Abstained: 0

4. Motion approving Amendment No. 1 to the Downtown Development Reimbursement Agreement for Robert MacQueen (Downtown Carwash Club) which provides a five-month extension that the Developer must complete improvements on or before October 31, 2020, effective upon signature by the City Manager or designee.

Chairman Roy referred to Item 4.

Real Estate & Main Street Manager Jason Alaniz presented information on the following topics: approval of 1st Amendment TIRZ #3 Reimbursement Request for Downtown Carwash Club for a 5 month extension for improvements.

There were no comments from the Board.

Board Member Molina made a motion to approve Item 4, seconded by Board Member Barrera and passed unanimously.

Aye: 12 - Chair Roy, Board Member Barrera, Board Member Garza, Board Member Guajardo, Board Member Hernandez, Smith, Board Member Hunter, Board Member Hutchinson, Board Member McComb, Board Member Molina, Board Member Sedwick, and Vice Chair Vaughn

Abstained: 0

H. PRESENTATION ITEMS:

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

Chairman Roy referred to Item 5.

Executive Director of Downtown Management District Alyssa Barrera Mason presented information on the following topics: update on COVID-19 Business Impact Survey Results Part 2.

Chairman Roy had a question regarding the response of Economic Injury Disaster Loan Program (EIDL).

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

Chairman Roy referred to Item 6.

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.

The following item was identified: adoption of FY 20/21 budget.

J. ADJOURNMENT

The meeting was adjourned at 10:02 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.*