



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 3

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Tuesday, June 23, 2020

9:30 AM

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

Chairman Roy called the meeting to order at 9:37 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, Council Member District 2
- Joe McComb, Mayor
- Michael Hunter, Council Member At-Large
- James Sedwick (Downtown Management District)
- Paulette Guajardo, Council Member At-Large
- Susan Hutchinson (Del Mar)
- Greg Smith, Council Member District 4
- Rudy Garza, Council Member At-Large
- Gil Hernandez, Council Member District 5
- Roland Barrera, Council Member District 3

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

Note: Chairman Roy, Board Members Roland Barrera, Paulette Guajardo, Michael Hunter, Susan Hutchinson, Greg Smith and Carolyn Vaughn participated by video conference.

**Present** 11 - 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, and Vice Chair Carolyn Vaughn

**Absent** 1 - Board Member James Sedwick

**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](http://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](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 Reinvestment Zone No. 3, May 19, 2020 Regular Meeting.

Chairman Roy referred to Item 1. Board Member Garza made a motion to approve the minutes, seconded by Board Member Hernandez and passed unanimously (James Sedwick-absent).

**E. FINANCIAL REPORT:**

2. TIRZ #3 Financial Reports as of April 30, 2020

Chairman Roy referred to Item 2.

Director of Finance Heather Hurlbert presented the financial report for Tax Reinvestment Zone No. 3 ending April 30, 2020, including: total assets; revenues; expenditures; and fund balance.

There were no comments from the Board.

**F. EXECUTIVE SESSION ITEMS:**

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 SEA District Hotel Group L.P. and/or other entities involved with a development at or near the intersection of Brewster Street and Tancahua Street 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.

**Chairman Roy referred to Executive Session Item 3. The Council went into Executive Session at 9:40 a.m. The Council returned from Executive Session at 10:00 a.m.**

**G. AGENDA ITEMS:**

4. Motion approving Amendment No. 1 to the Downtown Reimbursement Agreement for Peoples Street Project, LLC (Ward Building) which provides a twelve-month extension that the Developer must complete improvements on or before August 31, 2021, 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 Peoples Street Project; developer is requesting 12-month extension; reasons for delay are finalization of design plans, finding a qualified contractor, and the lender is asking for additional documents to secure the loan; and developer's timeline moving forward.**

**Board Members and Real Estate Manager Jason Alaniz discussed the following topics: a Board Member's concern regarding a low demand of this project and list of improvements due to COVID-19**

**Board Member Barrera made a motion to approve Item 4, seconded by Board Member Guajardo and passed unanimously (James Sedwick-absent).**

**Aye:** 11 - 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, and Vice Chair Vaughn

**Absent:** 1 - Board Member Sedwick

**Abstained:** 0

**H. PRESENTATION ITEMS:****5. Presentation of the Proposed FY 20-21 Reinvestment Zone #3 Budget**

Chairman Roy referred to Item 5.

Director of Management and Budget Eddie Houlihan presented information on the following topics: revenues; expenditures; downtown living initiative; project specific development property tax reimbursement; and streetscape and safety improvements.

Board Members, City Manager Peter Zanoni, Executive Director of Downtown Management District Alyssa Barrera Mason, and Chief Financial Officer Constance Sanchez discussed the following topics: a Board Member's concern of the budget shortfall; the \$385,000 for the project specific development tax reimbursement only gets paid when people pay their taxes; the \$2 million for the downtown living initiative is the prior approval payment for the Wisznia development; the \$100,000 is for the purchase of parking meters; a Board Member's request for a parking meter analysis because the revenue does not match what was invested; no action has been taken on parking meters; a Board Member's concern on the timing of the traffic pattern analysis due to a small amount of downtown traffic; the traffic pattern analysis and implementation includes the infrastructure improvements and roadways; a Board Member's request to define the traffic pattern analysis expenditures; a Board Member's concern about remodeling the 600 building if the bluff is sinking; need confirmation from an engineer before asserting that the bluff is sinking; do the parking meter funds extend to Waters Edge Park; and a Board Member's concern of the long term project expenses.

**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 10:36 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.*