



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 2 - Island

Tuesday, November 1, 2022

9:30 AM

Council Chambers

SPECIAL MEETING

A. Chairman Greg Smith to call the meeting to order.

Chairman Smith called the meeting to order at 9:35 a.m.

B. Assistant City Secretary Ruth Bocchino to call roll of the Corporation Directors.

Assistant City Secretary Ruth Bocchino called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Barbara Canales participated by video conference. Board Member Hunter arrived at 9:47 a.m.

Present 9 - Chair Greg Smith, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Billy A. Lerma, Board Member Ben Molina, and Vice Chair Mike Pusley

Absent 5 - Board Member John Martinez, Board Member Jim Needham, Board Member Sylvia Oliver, Board Member Laurie Turner, and Board Member Brent Chesney

C. PUBLIC COMMENT:

Chairman Smith referred to public comment.

There were no comments from the public.

D. MINUTES: None

E. FINANCIAL REPORT: None

F. EXECUTIVE SESSION ITEMS: None

G. AGENDA ITEMS:

2. [22-1892](#) Motion recommending the amendment of Tax Increment Reinvestment Zone #2 (TIRZ #2) to include up to \$11,500,000 for public infrastructure associated with the Whitecap Public Improvement District (PID) projects, up to \$150,000 for a multi-mobility plan for the Zone, and up to \$36,400,000 for maintenance to

Packery Channel.

Chairman Smith referred to Item 2.

Director of Finance and Procurement Heather Hurlbert gave a recap of the October 25 meeting: October 25th board actions; and discussion and action at future meetings.

Director of Finance and Procurement Heather Hurlbert presented information on the following topics: project and financing plan; allowable uses; identified needs; Packery Channel; Whitecap developer requested reimbursement: \$11,500,000; Whitecap development overview; infrastructure examples; infrastructure project and estimated cost; public mobility bridge; water exchange culvert; public walking trails; and developer reimbursement for public infrastructure.

Board Members, Director of Finance and Procurement Hurlbert, and City Manager Peter Zanoni discussed the following topics: the majority of the assets will be maintained through the Public Improvement Districts (PIDs); a board member's desire to have bridges instead of culverts; the Whitecap development will be privately owned by the subdivision; the mobility bridges will have to be reconstructed; there is sufficient money available for similar developments; a board member's request for staff to put in writing that this area remains open to the public as long as the PID is in place; a board member's concern about infrastructure on the island; and the county will participate through the interlocal agreement at 75 percent, and the city will stay at 100 percent.

Director of Planning Dan McGinn presented information on the following topics: mobility: \$150,000; island mobility plan; short-term projects (1-5 years); Padre/Mustang Island Area Development Plan; recommendation for project and financing plan; and next steps.

Board Members, Director of Planning McGinn, and City Manager Peter Zanoni discussed the following topics: a third-party consultant will be hired for this project and will work with TxDOT; the \$150,000 was to create a plan for the golf cart paths; and a board member's request for staff to look into golf cart paths for other areas of the City as well.

Board Member Guajardo made a motion approving the financing plan recommending the amendment of Tax Increment Reinvestment Zone #2 (TIRZ #2) to include up to \$11,500,000 for public infrastructure associated with the Whitecap Public Improvement District (PID) projects, up to \$150,000 for a multi-mobility plan for the zone, and up to \$36,400,000 for maintenance to Packery Channel, seconded by Board Member Hunter. This Motion was passed and approved with the following vote:

- Aye:** 9 - Chair Greg Smith, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Billy A. Lerma, Board Member Ben Molina, and Vice Chair Mike Pusley
- Absent:** 5 - Board Member John Martinez, Board Member Jim Needham, Board Member Sylvia Oliver, Board Member Laurie Turner, and Board Member Brent Chesney

Abstained: 0

H. PRESENTATION ITEMS: None

I. ADJOURNMENT

This meeting was adjourned at 10:18 a.m.