



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 4 - North Beach

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Tuesday, April 9, 2024

10:00 AM

Council Chambers

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#### Special Meeting

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

Chairman Roy called the meeting to order at 10:03 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 Member Klein arrived at 10:06 a.m., Board Member Suckley arrived at 10:08 a.m., Board Member Campos arrived at 10:09 a.m., and Board Member G. Hernandez arrived at 10:16 a.m.

**Present** 13 - Board Member Steve Banta, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Catherine Garcia, Board Member Everett Roy, Board Member Jesse Gilbert, and Board Member David C. Loeb

**Absent** 2 - Board Member Connie Scott, and Board Member Roberto G. Hernandez

**C. PUBLIC COMMENT:**

Chairman Roy 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:**

1. [24-0579](#) Motion to approve a Development Reimbursement Agreement with C&P Monarch LP for exterior and interior improvements to the Hotel located at 3500 Surfside BLVD, that benefit the TIRZ #4, for a total incentive amount not to

exceed \$432,089 and completion date on or before April 30, 2025.

Chairman Roy referred to Item 1.

Assistant City Manager Heather Hurlbert presented information on the following topics: Hotel De Ville; project details; current conditions of landscaping; current conditions of building exterior; concept; total project cost; costs eligible for reimbursement; project economics; and recommendation.

Board Members, City Manager Zanoni, and Assistant City Manager Hurlbert discussed the following topics: a swimming pool is not included in the project cost because it does not meet public purpose; the security cameras enhance property value; to ensure FEMA regulations are met; and the importance that City staff meet with the North Beach Association about this project.

Board Member Barrera moved to approve the motion, seconded by Board Member Loeb. This Motion was passed and approved with the following vote:

**Aye:** 13 - Board Member Steve Banta, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Catherine Garcia, Board Member Everett Roy, Board Member Jesse Gilbert, and Board Member David Loeb

**Absent:** 2 - Board Member Connie Scott, and Board Member Roberto G. Hernandez

**Abstained:** 0

2. [24-0580](#) Motion to approve a Development Reimbursement Agreement with C&P Monarch LP for exterior and interior improvements to the restaurant located at 221 S Hotel PL., that benefit the TIRZ #4, for a total incentive amount not to exceed \$879,984 and completion date on or before March 31, 2025.

Chairman Roy referred to Item 2.

Assistant City Manager Heather Hurlbert presented information on the following topics: Fajitaville; project details; current conditions of landscaping; current conditions of building exterior; current conditions interior; current conditions outdoor entertainment area; concept; total project cost; costs eligible for reimbursement; project economics; and recommendation.

Board Members and Assistant City Manager Hurlbert discussed the following topics: whether the City has an opportunity to gain an incentive for this investment; and the purpose of a TIRZ is to eliminate blight to improve an area.

Board Member Pusley moved to approve the motion, seconded by Board Member Barrera. This Motion was passed and approved with the following vote:

**Aye:** 13 - Board Member Steve Banta, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Jim Klein, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Catherine Garcia, Board Member Everett Roy, Board Member Jesse Gilbert, and Board Member David Loeb

**Absent:** 2 - Board Member Connie Scott, and Board Member Roberto G. Hernandez

**Abstained:** 0

**H. PRESENTATION ITEMS: (NONE)**

**I. ADJOURNMENT**

There being no further business, Chairman Roy adjourned the meeting at 10:37 a.m.