



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 4

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Tuesday, November 19, 2019

3:00 PM

Council Chambers

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

Chairman Roy called the meeting to order at 3:14 p.m.

**B. City Secretary Rebecca Huerta to call roll.**

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

**Present** 13 - Chair Everett Roy, Board Member Steve Banta, Board Member Roland Barrera, Vice Chair Barbara Canales, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Joe McComb, Board Member Ben Molina, Board Member Tom Schmid, Board Member Greg Smith, and Board Member Carolyn Vaughn

**C. PUBLIC COMMENT:**

Chairman Roy called for Public Comment. There were no comments from the public.

**D. MINUTES: (NONE)**

**E. FINANCIAL REPORT: (NONE)**

**F. EXECUTIVE SESSION ITEMS:**

Chairman Roy referred to Executive Session Item 1. The Board went into executive session at 3:15 p.m. The Board returned from executive session at 3:40 p.m.

- 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 The Breakers at North Beach, L.P. and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 3612 Surfside Blvd; **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 governing body seeks to have locate, stay, or expand within the City limits and with which the

governing body is conducting economic development negotiations and/or financial or other incentives involving said business prospect, and possible action related to the aforementioned matters in open session.

**This E-Session Item was discussed in executive session.**

**G. AGENDA ITEMS:**

2. Motion to approve a TIRZ #4 Project Specific Development Agreement with The Breakers at North Beach, L.P. for a mixed-use development, "The Frazier," located at 3612 Surfside Boulevard for a total incentive amount not to exceed \$7,826,200 with a construction deadline of July 31, 2022.

**Chairman Roy referred to Item 2.**

**There were no comments from the Board or staff.**

**Board Member Garza made a motion to approve Item 2, seconded by Board Member Hernandez and passed unanimously (Board Member Molina - absent).**

3. Motion ratifying all actions taken by the TIRZ #4 Board on November 12, 2019

**Chairman Roy referred to Item 3.**

**There were no comments from the Board or staff.**

**Board Member Garza made a motion to approve Item 3, seconded by Board Member Barrera and passed unanimously (Board Member Molina - absent).**

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

**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 3:42 p.m.**