



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, July 18, 2023

9:00 AM

Council Chambers

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

Chairman Roy called the meeting to order at 9:05 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 Loeb arrived at 9:12 a.m.

Present 14 - 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 Connie Scott, Board Member Jesse Gilbert, Board Member Jim Klein, Board Member Dan Suckley, Board Member Sylvia Campos, Chair Everett Roy, Board Member David C. Loeb, and Board Member Catherine Garcia

Absent 1 - Board Member Roberto G. Hernandez

C. PUBLIC COMMENT:

Chairman Roy referred to Public Comment.

David Perry, 13554 Royal Fifth Court, requested a fish cleaning facility at Packery Channel.

D. MINUTES:

- 23-1169** Approval of the June 13, 2023 Reinvestment Zone No. 4 Regular Meeting Minutes.

Chairman Roy referred to Item 1.

Board Member Hunter moved to approve the minutes, seconded by Board Member Klein and passed unanimously.

E. FINANCIAL REPORT:

- [23-1137](#) TIRZ #4 Financial Reports as of May 31, 2023

Chairman Roy referred to Item 2.

Interim Director of Finance and Procurement Alma Casas presented information on the following topics: financial position for the eight months ended May 31, 2023; TIRZ No. 4 commitments as of May 31, 2023; North Beach project specific development commitments as of May 31, 2023; North Beach living initiative commitments as of May 31, 2023; North Beach property improvement commitments as of May 31, 2023; and North Beach infrastructure improvements commitments as of May 31, 2023.

A Board Member and Interim Director Casas discussed the following topic: currently no money has been paid to Puerto Del Sol RV Park.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. [23-1164](#) Resolution approving the Proposed Fiscal Year 2024 Tax Increment Reinvestment Zone Number Four Operating Budget.

Chairman Roy referred to Item 3.

Director of Management and Budget Eddie Houlihan presented information on the following topics: budget overview; budgeted revenues; and proposed expenses.

Board Members, Director of Management and Budget Houlihan, City Manager Peter Zaroni and Assistant City Manager Heather Hurlbert discussed the following topics: the Economic Development Department would be in charge of the North Beach Business Improvement Program; Board Members' concerns with funding a program without complete details; this money cannot be spent until the project and financing plan is amended; staff is proposing up to \$300,000 for this program due to the revenue and available fund balance; the more efficient process is to include this money in the adopted budget as opposed to amending it after budgets are approved; the specific projects would have to be approved by the board members; and improvements would include facade, tenant finish out, landscape, security, lighting, etc.

Board Member Guajardo moved to amend the resolution to remove the \$300,000 from the budget and bring back an amendment to the project and financing plan with specifics to be approved at a later date, seconded by Board Member Loeb and passed unanimously.

Board Member Roy moved to approve the resolution as amended, seconded by Board Member Guajardo. This Resolution was passed as amended and approved with the following vote:

Aye: 14 - 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 Connie Scott, Board Member Jesse Gilbert, Board Member Jim Klein, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Everett Roy, Board Member David Loeb, and Board Member Catherine Garcia

Absent: 1 - Board Member Roberto G. Hernandez

Abstained: 0

H. PRESENTATION ITEMS: (NONE)

I. ADJOURNMENT

There being no further business, Chairman Roy adjourned the meeting at 9:46 a.m.