



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 2 - Island

Tuesday, June 10, 2025

9:30 AM

Council Chambers

A. Chairwoman Kaylynn Paxson to call the meeting to order.

Chairwoman Paxson called the meeting to order at 9:41 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 Roy arrived at 9:50 a.m.

Present 10 - Vice Chair Brent Chesney, Board Member Everett Roy, Board Member Carolyn Vaughn, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Chair Kaylynn Paxson, Board Member Mike Pusley, and Board Member Sylvia Campos

Absent 3 - Board Member Eric Cantu, Board Member John Marez, and Board Member Connie Scott

C. PUBLIC COMMENT:

Chairwoman Paxson referred to Public Comment.

There were no comments from the public.

D. MINUTES:

1. 25-0846 Approval of the April 8, 2025 Reinvestment Zone No. 2 Minutes.

Chairwoman Paxson referred to Item 1.

Board Member Campos moved to approve the minutes, seconded by Board Member Guajardo and passed unanimously.

Aye: 9 - Board Member Brent Chesney, Board Member Carolyn Vaughn, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Kaylynn Paxson, Board Member Mike Pusley, and Board Member Sylvia Campos

Absent: 4 - Board Member Everett Roy, Board Member Eric Cantu, Board Member John Marez, and Board Member Connie Scott

Abstained: 0

E. FINANCIAL REPORT:

2. [25-0856](#) TIRZ #2 Financial Reports as of April 30, 2025

Chairwoman Paxson referred to Item 2.

Assistant City Manager Heather Hurlbert presented information on the following topics: statement of revenues, expenditures and changes in fund balance as of April 30, 2025; 5 year forecast of funds available for commitments; commitments as of April 30, 2025; and CIP projects.

A Board Member and City Manager Peter Zanoni discussed the following topic: the time frame for the Whitecap bulkhead and Commodores Bridge repairs is July 2025.

F. EXECUTIVE SESSION ITEMS: (NONE)**G. AGENDA ITEMS: (NONE)****H. PRESENTATION ITEMS:**

3. [25-0897](#) North Padre Island Whitecap Preserve Development Project Update

Chairwoman Paxson referred to Item 3.

Director of Economic Development Corporation Arturo Marquez presented information on the following topics: Whitecap NPI project update; master plan; phase 1 site plan; development update; canal/bulkhead completion and opening of the Don Patricio Bridge; showcase homes; phase 1 amenities: Pelican's Landing; Heron's Nest; landscape/hardscape; PID-improvement area #1; phase 1 lot development; The Preserve: Public Park; internal mobility bridges; Crown Royal Culvert; TIRZ-public/private partnership; Aquarius Linear Park; effluent water re-use; Commodores Bridge; TIRZ requests; future projects; marina district; commercial district; and hospitality district.

Board Members, City Manager Peter Zanoni, Assistant City Manager Heather Hurlbert, and Director Marquez discussed the following topics: the Encantada Bridge project width and height are reduced due to right-of-way constraints; a request for future presentations to include the projected completion date; an agreement exists between the City and Whitecap for the developer to maintain these projects and canals; and to ensure the City oversees these projects to protect the investment.

4. [25-0864](#) Presentation and discussion on proposed amendment to the Tax Increment Reinvestment Zone #2 (TIRZ #2) Development Reimbursement Agreement with Ashlar Interests, LLC to descope the Aquarius Street Box Culvert Water Exchange Project, the Aquarius Street Water Quality Circulation Aqueduct

project, modify the Encantada Bridge project scope of work, and revise the payment schedule for the Commodores Drive Bridge Project.

Chairwoman Paxson referred to Item 4.

Director of Economic Development Corporation Arturo Marquez presented information on the following topics: projects; additional projects; total projects; and developer requested agreement amendments.

Board Members, City Manager Peter Zanoni, Assistant City Manager Heather Hurlbert, Director Marquez, and Vice President of LJA Engineering Jeff Coym discussed the following topics: a request to review the Encantada Bridge project engineering reports; the purpose of these projects is to improve infrastructure on the island to enhance public access; whether the reduction of the bridge height will impact boat mobility; and the new proposed costs being considered are \$22.5 million.

5. [25-0850](#) Presentation and discussion on the Proposed FY 2025-2026 Tax Increment Reinvestment Zone (TIRZ) #2 Budget

Chairwoman Paxson referred to Item 5.

Director of Management and Budget Amy Cowley presented information on the following topics: budget overview; proposed revenues; proposed expenses; FY 2026 proposed budget detail; and Island Strategic Action Committee FY 26 budget recommendations.

There were no comments from the Board Members.

I. **ADJOURNMENT**

There being no further business, Chairwoman Paxson adjourned this meeting at 10:35 a.m.