



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council Workshop Session

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Thursday, October 24, 2019

8:30 AM

1901 N. Shoreline Blvd.  
American Bank Center, Selena Rotunda

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#### JOINT CITY COUNCIL AND NUECES COUNTY WORKSHOP

**A. Mayor Joe McComb to call the meeting to order.**

Mayor McComb called the meeting to order at 8:34 a.m.

**B. Assistant City Secretary Paul Pierce to call the roll of the required Charter Officers.**

Assistant City Secretary Paul Pierce called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

**Charter Officers:**

City Manager Peter Zanoni, City Attorney Miles K. Risley, and Assistant City Secretary Paul Pierce.

**Council Member Roland Barrera arrived at 8:36 a.m.**

**Present** 9 - Mayor Joe McComb, Council Member Roland Barrera, Council Member Rudy Garza, Council Member Paulette Guajardo, Council Member Gil Hernandez, Council Member Michael Hunter, Council Member Ben Molina, Council Member Everett Roy, and Council Member Greg Smith

**C. BRIEFINGS TO CITY COUNCIL:**

**1. Joint City Council and Nueces County Workshop on Proposed North Beach Tax Increment Reinvestment Zone Preliminary Project Plan**

City Attorney Miles K. Risley stated that, pursuant to the Texas Open Meeting Act, because public comment is required before an item including a motion of direction, can be considered and because no public comment will be solicited during this workshop session, an item, including a motion of direction, cannot be considered.

City Manager Peter Zanoni discussed the following: project plan for the North Beach TIRZ #4; \$32 million in anticipated tax revenue with over a 20 year commitment; the City's participation being \$20 million and Nueces County's participation being \$12 million; the status of Del Mar College's participation in TIRZ #4; historical and future TIRZ #4 implementation timeline, scheduled date for the first reading and a drainage solution presentation is October 29, 2019 and the second reading and potential adoptions on November 12, 2019; the proposed TIRZ #4 consist of no up front cost; that its a reimbursement

mechanism and the cost of drainage upgrades on North Beach.

Business Liaison Arlene Medrano presented information on the following topics: Process for Creation of TIRZ; Implementation of Project Plan; Proposed TIRZ #4 Boundary; Current Land Use; Future land Use; Development Plan with New Harbor Bridge Alignment; #1 Wayfinding Infrastructure; #2 Park Improvements; #3 Demolition of Blighted Structures; #4 Public Safety; #5 North Beach Public Space Beautification & Revitalization Programs & Services; #6 North Beach Parking Structure Initiative; details of the North Beach Parking Structure Initiative; #6 North Beach Parking Structure Initiative Alternative; #7 Project-Specific Development Agreement; #7 Project-Specific Development Agreement in TIRZ #3 Downtown; #8 North Beach Property Improvement Program; #9 North Beach Living Initiative; #10 Residential Streets; #11 Administrative Cost: Creation and Administration; and Potential New Project; Drainage.

County commissioners, council members and staff discussed the following topics related to a TIRZ#4: administrative costs; monies spent to date by the City; future administrative costs; providing the TIRZ#4 board, once it's created, with an itemized expense report; that outside entities would be reimbursed by TIRZ#4 via approved agreements; what monies spent to date by the City consist of; what staff time consists of; that the allocation to each TIRZ is set out in the City's annual budget; that the Nueces County Commissioners support creation of TIRZ#4 via a 5-0 vote; the concept of using a TIRZ as an economic development tool; the types of projects that could be funded by a TIRZ#4; an opportunity zone and associated funds; including opportunity zone language in proposed TIRZ#4's project #7; the importance of certainty of language related to investment in North Beach; that this presentation is a preliminary draft; that North Beach used to be in City Council District 2, but is now in City Council District 1; past North Beach projects; concerns regarding drainage on North Beach and reimbursement of the City's indirect costs related to TIRZ#4; the County's indirect costs to date; parking and concerns related to drainage and associated costs; the potential for flooding as a result of new development on North Beach; the County needing a master drainage plan; the insufficiency of monies in TIRZ#4 to fund drainage solutions on North Beach; how the "by right" concept influences potential investors; the definition of "by right"; that the TIRZ#4 will be a mechanism by which a developer is reimbursed taxes paid in by developer(s); reimbursing developers from their specific development project versus from a pool funded by multiple developers; incentivizing parking structures; that no monies are advanced to developers, instead developers are only reimbursed from ad valorem taxes they have paid to the City; the project plan approval process; costs associated with drainage options that are part of Urban Engineering's upcoming report on drainage solutions for North Beach; the composition of the TIRZ#4's board of directors and how many board members each participating entity may appoint, as defined by statute; projected economic growth on North Beach; cooperation between the City and the County; the history of a TIRZ being proposed for North Beach; that the drainage issues on North Beach are a safety issue; how the estimated costs of proposed project #s 1-5 were calculated; who can apply for funding/reimbursement through the proposed TIRZ#4; the process of appointing individuals to serve on a TIRZ#4's board of directors; the cost of wayfinding; the total cost of all proposed projects exceeding \$32 million; that which projects are funded will be up to the TIRZ#4's board of directors; that no projects were funded in the first five years of TIRZ#3; City monies committed to

infrastructure improvements on North Beach that are in addition to monies that are to be collected via TIRZ#4; state and federal approval of the proposed boundary of TIRZ#4; the need for an opportunity zone overlay on North Beach; submerged lands within TIRZ#4's proposed boundary; the boundary of the current opportunity zone; if bathhouse improvements would constitute park improvements or beautification; that once North Beach is developed, it will be a big draw for the community; the timeline on communication thus far with Del Mar College; Del Mar College needing to establish a policy regarding participation in the proposed TIRZ#4; North Beach's historical developability; improving road heights and elevating structures on North Beach; the impact of the proximity of refineries and the Port of Corpus Christi to North Beach and its potential impact on economic development; how future property values presented for North Beach were estimated; developable areas of North Beach; TIRZ#4 monies to be dedicated to general public improvements; relocating the entrance to North Beach due to construction of the new Harbor Bridge; considering an end date for the City's TIRZs; the need for certainty related to tax dollars being available through a TIRZ#4 to reimburse North Beach developers; that an increment of taxes collected will be reimbursed to developers, not all taxes collected; and next steps.

#### **D. ADJOURNMENT**

The meeting was adjourned at 10:36 a.m.