



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, July 16, 2024

9:00 AM

Council Chambers

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

Chairman Roy called the meeting to order at 9:01 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 Banta attended by video conference. Board Member Garcia arrived at 9:03 a.m. and Board Member Campos arrived at 9:15 a.m.

Present 16 - Board Member Steve Banta, Board Member Steve Banta, Board Member Roland Barrera, Board Member Roland Barrera, Board Member Gil Hernandez, 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 Sylvia Campos, Board Member Catherine Garcia, Board Member Everett Roy, Board Member Jesse Gilbert, and Board Member David C. Loeb

Absent 2 - Board Member Paulette Guajardo, and Board Member Connie Scott

C. PUBLIC COMMENT:

Chairman Roy referred to Public Comment.

Carrie Meyer, 4401 Gulbreeze Blvd., spoke about funding public infrastructure projects on North Beach.

D. MINUTES:

1. 24-1133 Approval of the June 11, 2024 Reinvestment Zone No. 4 Minutes

Chairman Roy referred to Item 1.

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

Aye: 12 - Board Member Steve Banta, Board Member Roland Barrera, 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: 3 - Board Member Paulette Guajardo, Board Member Connie Scott, and Board Member Roberto G. Hernandez

Abstained: 0

E. FINANCIAL REPORT:

2. 24-1134 TIRZ #4 Financial Reports as of May 31, 2024

Chairman Roy referred to Item 2.

Director of Finance Sergio Villasana presented information on the following topics: financial position for the eight months ended May 31, 2024; TIRZ No. 4 commitments as of May 31, 2024; North Beach project specific development commitments as of May 31, 2024; North Beach living initiative commitments as of May 31, 2024; North Beach property improvement commitments as of May 31, 2024; and North Beach infrastructure improvements commitments as of May 31, 2024.

A Board Member and Assistant City Manager Heather Hurlbert discussed the following topics: the downtown living initiative is designated for residential units; and payout occurs when the project is complete.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. 24-1132 Resolution approving the Proposed Fiscal Year 2025 Tax Increment Reinvestment Zone Number Four Operating Budget.

Chairman Roy referred to Item 3.

Assistant City Manager Heather Hurlbert presented information on the following topics: budget overview; budgeted revenues; proposed expenses; project payouts for FY 25; and North Beach survey.

A Board Member and Assistant City Manager Hurlbert discussed the following topic: project payouts are considered individually contingent upon the program.

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

Aye: 12 - Board Member Steve Banta, Board Member Roland Barrera, 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: 3 - Board Member Paulette Guajardo, 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 9:18 a.m.