



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

City Council

Tuesday, August 26, 2025

11:30 AM

Council Chambers

Addendums may be added on Friday.

A. Mayor Pro Tem Scott to call the meeting to order.

Mayor Pro Tem Scott called the meeting to order at 11:33 a.m.

B. Invocation to be given by Pastor Kevin Jennings with Mt. Olive Lutheran Church.

Pastor Kevin Jennings with Mt. Olive Lutheran Church gave the invocation.

C. Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag to be led by Matthew Craig, 12th grader at Annapolis Christian Academy.

Matthew Craig, 12th grader at Annapolis Christian Academy, led the Pledge of Allegiance to the Flag of the United States of America and to the Texas Flag.

D. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca Huerta 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 Zaroni, City Attorney Miles Risley and City Secretary Rebecca Huerta

Present: 8 - Council Member Roland Barrera, Council Member Carolyn Vaughn, Council Member Gil Hernandez, Council Member Sylvia Campos, Council Member Eric Cantu, Council Member Mark Scott, Council Member Kaylynn Paxson, and Council Member Everett Roy

Absent: 1 - Mayor Paulette Guajardo

E. PUBLIC COMMENT

F. BOARD & COMMITTEE APPOINTMENTS: (NONE)

G. EXPLANATION OF COUNCIL ACTION:

H. CONSENT AGENDA: (ITEMS 1 - 5)

Approval of the Consent Agenda

Mayor Pro Tem Scott referred to the Consent Agenda. No Items were pulled for individual consideration.

Council Member Roy moved to approve the consent agenda, seconded by Council Member Paxson. The motion carried by the following vote:

Aye: 8 - Council Member Barrera, Council Member Vaughn, Council Member Hernandez, Council Member Campos, Council Member Cantu, Council Member Scott, Council Member Paxson and Council Member Roy

Absent: 1 - Mayor Guajardo

Abstained: 0

1. [25-1372](#) Approval of the August 13, 2025 Budget Workshop Minutes and August 19, 2025 Regular Meeting Minutes

The Minutes were approved on the consent agenda.

Consent - Second Reading Ordinances

2. [25-1163](#) Zoning Case No. ZN8634, Saratoga 400 Partners, LLC. (District 3). Ordinance rezoning a property at or near 602 Saratoga Boulevard from the "RS-4.5" Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

This Ordinance was passed on second reading on the consent agenda.

Enactment No: 033726

Consent - Contracts and Procurement

3. [25-0927](#) Motion authorizing the purchase and installation of a virtual reality training simulator including computers, networking, training, and five-year warranty from V-Armed, of Brooklyn, New York, for the Corpus Christi Police Department's Police Training Academy, in an amount up to \$383,000.00, with FY 2025 funding from the Crime Control and Prevention District Fund.

This Motion was passed on the consent agenda.

Enactment No: M2025-113

4. [25-1035](#) Motion authorizing the purchase of one additional Ford F-450 from Silsbee Ford, of Silsbee, Texas, through the TIPS Cooperative, for the Corpus Christi Police Department's Bomb Squad for a total amount of \$112,007.75 (\$65,355.00 for the truck cost, \$39,270.50 for the upfitting cost, and other service related costs), with FY 2025 funding in the amount of \$109,507.75 available through the Police Grants Fund and \$2,500.00 from the General Fund.

This Motion was passed on the consent agenda.

Enactment No: M2025-114

5. [25-0763](#) Motion authorizing the execution of a one-year service agreement, with two one-year options, with Roland Mendiola dba National Auto Glass, of Corpus Christi, for windshield repairs and replacements to City fleet vehicles for the Asset Management Department in an amount up to \$129,250.00, with a potential amount up to \$387,750.00 if both options are exercised, with FY 2025 funding in the amount of \$26,928.00 from the Fleet Maintenance Service Fund.

This Motion was passed on the consent agenda.

Enactment No: M2025-115

I. **RECESS FOR LUNCH**

Mayor Pro Tem Scott recessed the Council meeting for lunch at 1:33 p.m. Mayor Pro Tem Scott reconvened the meeting at 5:31 p.m.

J. **PUBLIC HEARINGS: (NONE)**

K. **INDIVIDUAL CONSIDERATION ITEMS: (ITEM 6)**

6. [25-1238](#) Resolution amending Financial Budgetary Policies adopted by Resolution 033143; and providing financial policy direction on preparation of the FY 2026 Operating and Capital Budgets.

Director of Finance Sergio Villasana presented information on the following topics: purpose of fund balance; fund balance policy history; general fund reserve balance budget history; Specialized Public Finance Inc. recommendations; fund balance/financial policies from other cities; and options for consideration.

City Manager Peter Zanoni and Director Villasana responded to Council questions.

Council Member Vaughn moved to approve the resolution as recommended by staff, seconded by Council Member Cantu. This Resolution was passed and approved with the following vote:

Aye: 6 - Council Member Barrera, Council Member Vaughn, Council Member Cantu, Council Member Scott, Council Member Paxson and Council Member Roy

Nay: 2 - Council Member Hernandez and Council Member Campos

Absent: 1 - Mayor Guajardo

Abstained: 0

Enactment No: 033727

L. **BRIEFINGS: (NONE)**

M. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS: (ITEM 7)**7. [25-1344](#) Update on Alternative Water Supply Projects**

Chief Operating Officer of Corpus Christi Water Drew Molly presented information on the following topics: water supply projects update; NRA-Harbor Island Seawater Desalination; and next steps for supplemental projects; reservoir capacity projections.

COO Molly, Director of Water Systems and Support Services Nick Winkelmann, and Water Resources Manager Esteban Ramos responded to Council questions.

N. EXECUTIVE SESSION: (NONE)**O. GENERAL PUBLIC COMMENT**

Mayor Pro Tem Scott opened public comment. The following individuals spoke: Gail Anderson, Corpus Christi, TX, Carrie Meyer, Corpus Christi, TX, Brad Bartilson, Corpus Christi, TX, Mark Muenster, Corpus Christi, TX, Jason Hale, Corpus Christi, TX, Rachel Caballero, Corpus Christi, TX, Melinda De Los Santos, Corpus Christi, TX, Adam Rios, Corpus Christi, TX, Marilena Garza, Corpus Christi, TX, Henry Williams, Corpus Christi, TX, Elena Martinez, Corpus Christi, TX, Robin Cox, Corpus Christi, TX, Emily Barrera, Corpus Christi, TX, Amanda Breland, Corpus Christi, TX, Maggie Peacock, Corpus Christi, TX, Daniel Pena, Corpus Christi, TX, Bella Munoz, Corpus Christi, TX, Michael Miller, Corpus Christi, TX, Christina English, Corpus Christi, TX, Eli McKay, Corpus Christi, TX, and John Weber, Fair Oaks, CA.

The following individuals submitted a written public comment which is attached to the minutes: Jason Hale, Corpus Christi, TX and John Weber, Fair Oaks, CA.

P. ADJOURNMENT

There being no further business, Mayor Pro Tem Scott adjourned the meeting at 6:44 p.m.



Monday, August 25, 2025

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

[Access Online Services](#)

To continue submitting a **written public comment** click Next below.

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

Date of Meeting

Tuesday, August 26, 2025

Name

Jason Hale

Address

4421 HAMLIN DR
CORPUS CHRISTI, TX, 78411-3059

Please select the Board, Committee, or governing body that your comments are directed to:

City Council

Are you a resident of Corpus Christi?

Yes

What district do you reside in?

District 2

Topic

Mary Rhodes Pipeline Issues

Agenda Item Number

n/a

Comment

See attached

Upload supporting images or documents.



Public comment August 26th 2025 Cit... .pdf

The City's Mismanagement of Mary Rhodes Phase II (Part 2)

08/26/2025

Hi Councilmembers, the following statements from last week's meeting explain why the City chose to wait until 2022 to initiate MRP upgrades. They implicate Councilmembers as being aware of the issue, contain falsehoods regarding treatment capacity, and overall give weak justifications for the delays, like a lack in organizational quality at CCW, that erode public trust while also obfuscating the facts. This matters because it is important to learn the right lessons from mismanaged situations in order to prevent them from happening again.

Zanoni's Reason #1

- 1. From 2017 to 2021, Councilmember Greg Smith brought up MRP issues any time there was a water item on the agenda.**

Jason's Counterpoint

If that's true, then everyone on Council at the time was aware of the MRP issues and were okay with the delaying upgrades. AKA, they were okay with draining Lake Corpus Christi instead of getting water from the Colorado River. For some reason, I find that hard to believe.

Zanoni's Reason #2

- 2. It took 2+ years to organize CCW and create a COO position**

Jason's Counterpoint

This is weak justification because CCW was working on the Inner Harbor project during the same period of time. CCW could have worked on MRP upgrades instead. But they didn't. They made an intentional decision to spend enormous amounts of staff time on the Inner Harbor instead of MRP upgrades.

Zanoni's Reason #3

- 3. Treatment capacity at O.N. Stevens had to be increased in order to take more water from the Mary Rhodes.**

Jason's Counterpoint

This is false. You don't need additional treatment in order to take water from one source instead of another. Taking 10 MGD from the Colorado River instead of Lake Corpus Christi doesn't require an extra 10 MGD of treatment.

Main Takeaways

- 1. The Mary Rhodes Phase 2 was not finished in 2017.** It was finished in 2025.
- 2. MRP upgrades could have and should have been completed before GCGV went online in 2022, regardless of lake levels.** It was irresponsible to wait until 2022 to initiate upgrade efforts since P2 was the whole reason we were able to bring in such a large volume water user. The needed studies and upgrades only took 3 years (2022 to 2025). Phase 2 could have been

completed by 2020 instead of 2025. That's five whole years of Colorado River water that we missed out on.

- a. Starting in 2017, CCW's Water Resource Manager should have been relentlessly advocating for MRP upgrades to Council and City Manager in order to achieve full capacity by 2022. They should have recommended it in 2017, in 2018, in 2019, in 2020, and in 2021. If they did not do that, then they failed to fulfill their duties, especially if they intentionally chose to prioritize Inner Harbor development over MRP upgrades.

Why it matters

Giving weak and false excuses for errors in management erodes public trust. Why would residents want to spend time bringing up valid issues if they're always met with management blaming circumstances instead of taking ownership of their actions? All you need to say is 'yeah we messed up, this is what we did wrong and this is how we'll do things differently to make sure it won't happen again'.

The lesson

So what's the lesson? There was one given at the meeting, 'always invest in your infrastructure'. That's a good lesson overall but I don't believe this applies to the mismanagement of the Mary Rhodes Pipeline. The City had plenty of resources to devote to MRP upgrades before 2022. I believe the lesson here is to invest your resources where it pays off the most. Go for the easy water instead of the hard water.

Instead of blaming circumstances, let's look inwards and ask 'what role did I have to play in this?', and 'what can I do differently next time?'. Missing out on five years of water from the Colorado River put the City in a world of hurt. Let's make sure we don't let this learning opportunity go to waste. Thank you for your consideration.

Respectfully,
Jason Hale

Response to Mary Rhodes P2 Comments

Campos <i>Statement 1</i>	<p>Thank you, mayor. Just for the audience, we did discuss this earlier today and per our City Manager he did state that when he got here six years ago that there was the crisis but it took this long. Is that what you did state?</p> <p>Right, that it took at least four years to look and be able to address some of these issues, but the City, you did know that we were not operating the Mary Rhodes pipeline at full capacity.</p>
<i>Jason's notes</i>	<ul style="list-style-type: none"> • It took four years to look at and address MRP issues • City Manager was aware of the MRP operating at a lower capacity

Zanoni <i>Statement 2</i>	<p>Right. That's correct, Councilman. Yeah. Councilman Greg Smith, who used to sit right up there, would remind us, you know, whenever there was an item dealing with water.</p>
<i>Jason's notes</i>	<ul style="list-style-type: none"> • Councilman Greg Smith brought up MRP issues every time an item on water came up <p>Conclusion Everyone on Council from 2019 to 2021 was aware of the MRP issues.</p>

Zanoni <i>Statement 3</i>	<p>So what we said earlier today is, and this is highly condensed, but it took a couple years to organize the department to create a Chief Operating Officer to add staff that could um run the department uh better than prior.</p>
<i>Jason's notes</i>	<ul style="list-style-type: none"> • Delaying MRP upgrades for 2+ years was necessary in order to organize CCW and create a COO <p>Counterpoint The City was avidly promoting and developing the Inner Harbor project in the same time period. If the organization of CCW was adequate for those efforts then they could have handled MRP upgrades just fine. Therefore, the choice to delay MRP upgrades was intentional and deliberate.</p>

Zanoni <i>Statement 3</i>	<p>Then we had to be able to treat the water at the O.N. Stevens Water Treatment Plant which suffered from lack of investment. So even if more water was coming through, it's quite probable we wouldn't have had the capacity at the treatment plant to treat it. So we put together a five-year</p>
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	reinvestment plan to upgrade the O.N. Stevens. So that's been happening. There's still some work to be done.
<i>Jason's notes</i>	<ul style="list-style-type: none"> MRP upgrades were delayed in order to increase treatment capacity at O.N. Stevens <p>Myth busting Zanoni's statement is false. You don't need extra treatment capacity to take water from one source instead of the other (Colorado vs Lake Corpus Christi). This is an either or situation, not both.</p>

Zanoni	And then ,in the last two years, we've spent in our spending \$19 million to complete the work on the Mary Rhodes pipeline that could have been completed 25 years ago. So, we had to improve the pumping system. There's three pump stations. There's the one at Lake Texana, Woodsboro, and Bloomington. And those didn't have the right electric components, redundancy, and so on. And so, that's all been completed to where earlier this year, for the first time in the pipeline's history, we increased production 84%. And it's been steady since that time.
<i>Statement 4</i>	
<i>Jason's notes</i>	<ul style="list-style-type: none"> City spent \$19 to complete work on MRP It took two years

Campos	And so, actually, it's double. I believe we increased it by at least 30 more million 30 more MGD.
Zanoni	84%.
Campos	Right. So which is what we are now looking into for the harbor for the Inner Harbor plant. So again, we spent a fraction of the dollars and were able to get the 30 MGD. That's what I wanted to get across. Thank you.
Zanoni	That's good. Thank you.

Drew's statements:

- Reservoirs were half full in 2022. It makes a lot of sense to pull water from the Nueces River since it's the cheapest (2:16:00).
- Schedule 4 actually reduces the pressure along the pipeline. It's a little bit counterintuitive. Today, if you run the pipeline at Schedule 2 or 3, you have pressure exceedances of that pipeline that are not good (2:15:00).



Tuesday, August 26, 2025

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

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To continue submitting a **written public comment** click Next below.

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

Date of Meeting

Tuesday, August 26, 2025

Name

John Weber

Address

10523 Fair Oaks Blvd
Fair Oaks, CA, 95628

Please select the Board, Committee, or governing body that your comments are directed to:

City Council

Are you a resident of Corpus Christi?

No

Topic

New water sales

Agenda Item Number

Public comment

Comment

Please see attached PDF and let me know if you have any questions. Thank you.

Upload supporting images or documents.



BootwaterR1.pdf

Provide an email to receive a copy of your submission.

js_weber@hotmail.com

IDAs, Tax Breaks, and selling
water without obligation,
during Drought Restrictions

From the IDA with Bootstrap
Energy LLC

Page 7

Section 1.04 City Services. During the term hereof, pursuant to this Agreement, the CITY shall have no obligation to extend to the Land any utility or other CITY services, except for services that are being provided to and paid for by the COMPANY on the date hereof, or as otherwise stated herein.

“the CITY shall have **no obligation** to extend to the Land any utility or other CITY services, except for services that are being provided to and paid for by the COMPANY on the date hereof, or as otherwise stated herein.

Council meeting, March 29, 2022 when questioned about services

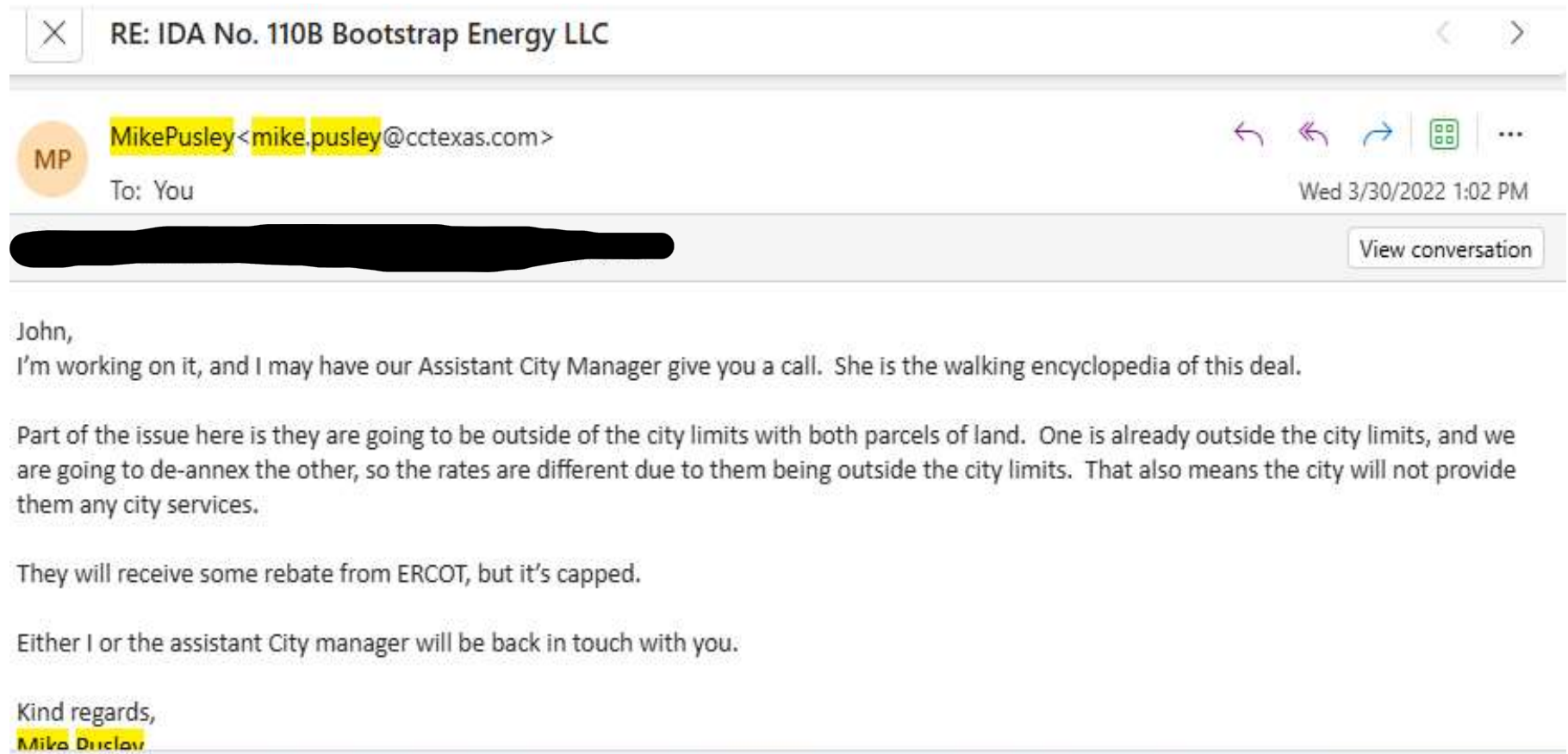


When questioned about water line



When questioned about infrastructure costs





“That also means the city will not provide them any city services.”

From: Andrea Gardner <AndreaGa@cctexas.com>
Sent: Friday, April 1, 2022 10:02 AM
To: John W [REDACTED]
Subject: RE: IDA No. 110B Bootstrap Energy LLC

Mr. Weber,

I appreciated the opportunity to speak with you. I will research the matters you raised over the next week. I am glad that we were able to discuss the research that was completed by the City as that allowed you to see the City staff did negotiate with the City's best interest in mind and that the matters you raised regarding annexation, sales tax revenue and franchise fees were thoroughly evaluated, which led to the staff recommendation.

Please note, that as I mentioned on the phone to you because the parcels are outside the City limits, the City has no obligation to provide water service to the development. If the City did elect to do so, it would be at a premium rate and not the rate "in City limits" residents and businesses pay. So that is not an issue for the City. As for the concerns that the activity is illegal or criminal, that is not a matter for me to address directly, but I will share your concerns with the City Legal Department because making such claims could create a potential liability for the City. I appreciate your passion and respect your concerns about the developer's activity.

Take Care!

“the City has no obligation to provide water service to the development. If the City did elect to do so, it would be at a premium rate”

Reading the IDA and rewatching the Council meeting, the CCREDC, City staff, and company representatives assured the Council the company would not need any services including water. A Council member and the Assistant City Manager assured me in writing the same, the City has no obligation to provide water and if water was provided, it would be at a premium rate.

The same Steve that spoke to the Council, saying they will be using water cooling.



CHAIN

megawatts of Bitcoin mining both air and hydro cooled

0:49 / 8:50



Saxet Infrastructure Group Strikes Bitcoin Mining Gold | Steve Quisenberry



Texas Blockchain C...
5.79K subscribers

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114 views 2 years ago #infrastructure #cleanenergy #digitalassets

Well guess what? This property that didn't need any services is at least getting water and a lot of it. Who approved this? I don't recall the Council being informed about this.

Customer Name	Bill month	Bill year	INFOR Billed Gallons
1102 MCKINZIE LLC	January	2025	3,743,000
1102 MCKINZIE LLC	December	2024	3,353,000

“there is a mention of a 2” meter already being at the location and the customer needing to add the 4” meter.”

From: [REDACTED]@cctexas.com>

Sent: Wednesday, March 5, 2025 11:28 AM

To: [REDACTED]@cctexas.com>; [REDACTED]@cctexas.com>; [REDACTED]@cctexas.com>

Cc: [REDACTED]@cctexas.com>; [REDACTED]@cctexas.com>; [REDACTED]@cctexas.com>; [REDACTED]@cctexas.com>; [REDACTED]@cctexas.com>

Subject: Service Request - 4239609 - P231800 - 1102 MC KINZIE RD

Good morning,

The above service request was received for the general location of 1102 MC KINZIE RD. In an email attached to the permit, there is a mention of a 2” meter already being at the location and the customer needing to add the 4” meter. There is currently no account or meters at the general location of 1102 MC KINZIE RD, however, there is an open account with a 2” meter attached to it for the address of 1102 MC KINZIE RD L/S. If we proceed with resolving this service request as is the customer will have 2 separate bills for the location. Please verify with the customer where the meter should be set and advise. If the location is updated, new service requests will be needed. Please be advised that Infor reflects both addresses sharing the same parcel number of 0276-0040-0000.

You saw how much water this property used in two months. It averaged over 121,000 gallons a day. That was with a 2" meter. They wanted to add an additional 4" meter. It looks like the 4" meter was installed around May 1st. Keep in mind, they didn't need any services, that is why they got the huge tax break. The City has no obligation to provide water according to the Assistant City Manager at the time. Who is allowing this?

Are they paying a “premium”? This bill shows a Delinquent Balance.
Are they even paying their bill?



CITY OF
CORPUS
CHRISTI

Monthly Statement of Utility Services

City of Corpus Christi
P.O. Box 9257 • Corpus Christi, TX 78469-9257
Please dial 311 for questions • www.corpuschristitx.gov

*** E-BILL ***

Account Name:
Account Number:
Statement Date:
Due Date:
Page:

1102 MCKINZIE LLC

3/14/2025

4/4/2025

Page 1 of 2

SERVICE INFORMATION

Account Name: 1102 MCKINZIE LLC
Account Number: [REDACTED]
Service Address: 1102 MC KINZIE RD L/S
Account Type: COMMERCIAL
Invoice Number: 9713876
Cycle: 16

QUESTIONS ABOUT YOUR BILL?

Utility Billing Office Call Center
Monday - Friday:
8:00am - 5:00pm
(361) 826-CITY(2489)
www.corpuschristitx.gov

ACCOUNT SUMMARY

PREVIOUS BALANCE	\$0.00
TOTAL PAID SINCE LAST BILL	\$0.00
DEPOSIT REFUND	-\$150.00
ADJUSTMENTS (+/-)	\$4,602.32
BALANCE FORWARD DUE NOW	\$4,452.32
NEW CHARGES	
NEW CHARGES DUE BY 4/4/2025:	\$0.00
DELINQUENT BALANCE DUE NOW	\$4,452.32
AMOUNT DUE	\$4,452.32

PLEASE ALLOW 5 BUSINESS DAYS BEFORE DUE DATE TO ENSURE PROPER CREDIT.

In summary, the City had no obligation to provide water to this company. Residents are suffering water restrictions. The City provided water to this company. This is just one example. Who will be held accountable?

Water was my big concern to start with. While I was at it, I wanted to see if the millions of dollars the City was suppose to receive from this IDA were coming in.

Where is the money?



Summary of Financial Analysis

Both Phases in ID 2	PH 1 in ID and PH 2 in City Limits
<ul style="list-style-type: none">• Projected Revenue over 10 years Totals \$102,231,427• 10 Year Average \$10,223,143	<ul style="list-style-type: none">• Projected Revenue over 10 years Totals \$31,729,918• 10 Year Average \$3,172,992

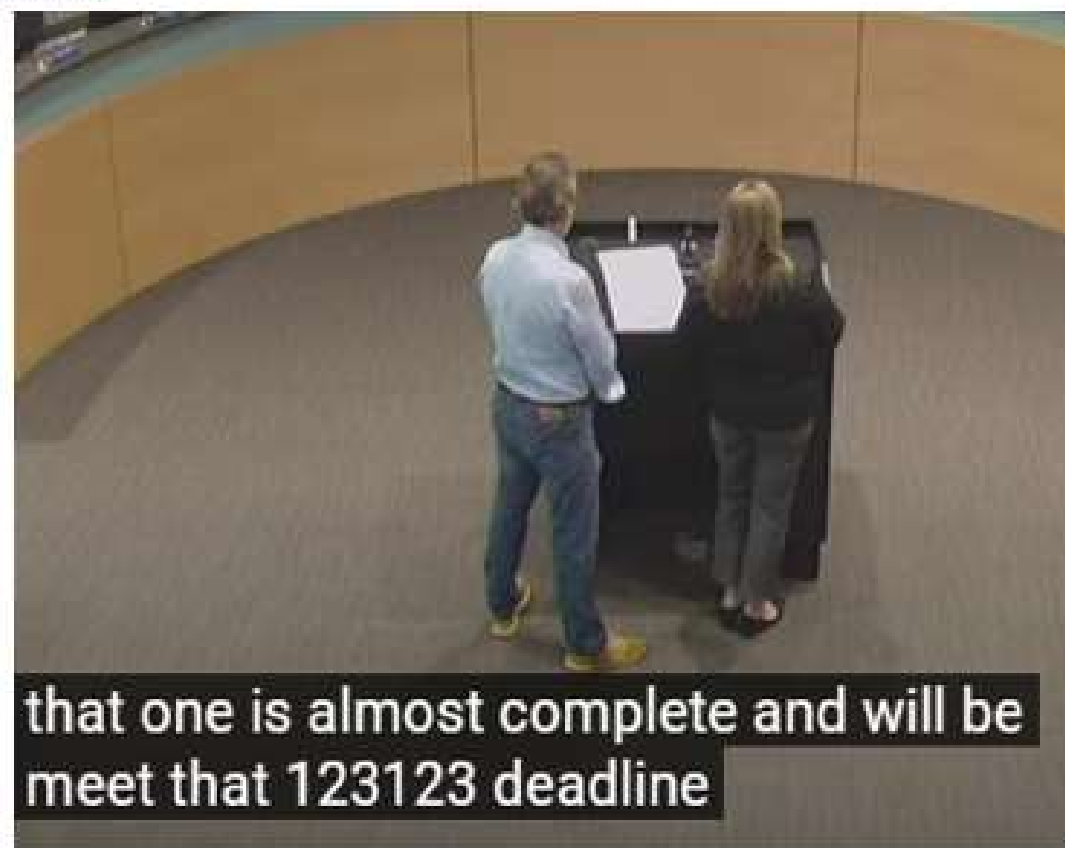
Having the Development with two IDAs gives maximum tax relief that equates to a property tax, sales tax and franchise fee reduction of \$70,501,509 over a 10 year period or \$7,050,151 a year.

“we’ll have complete construction of the crypto mining as of the end of this calendar year”


Heather Hurlbert 10-10-23



“which includes crypto mining that one is almost complete and will be meet that 12-31-23 deadline” Heather Hurlbert 10-10-23



Let's find out.

 City of Corpus Christi City Secretary Public Information Request	
E-mail:	[REDACTED]
Name	John Weber
Address	MAILING ADDRESS: [REDACTED] CITY: [REDACTED] STATE: [REDACTED] ZIP: [REDACTED]
Phone:	[REDACTED]
DESCRIPTION OF INFORMATION REQUESTED: (Describe the records as precisely as you can, and if possible, list the City department(s) that possess the records)	I wish to know the total amount of PILOT (Payment In Lieu of Taxes) that the City has received from Bootstrap Energy LLC since their IDA was approved in 2022. Please email me the amount and date of each payment made, as of yesterday. Thank you!

According to my response from the City, here it ALL is. A far cry from the \$10 million a year average the Council was told.

PaymentDate	TransactionAmount
02/07/2023	-108.93
01/04/2024	-323.87
02/22/2024	-25.00
01/08/2025	-2181.21
01/08/2025	-59.09
Total	-2698.10

We see 1102 Mckinzie LLC on the tax rolls. What happened to Bootstrap Energy LLC?

Year: 2024
State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
758746	EPIC Y-GRADE LOGISTICS LP	\$226,226,250	\$216,275,750
533572	EQUISTAR CHEMICALS LP	\$38,557,720	\$6,938,467
533575	DEDIETRICH USA INC	\$3,408,719	\$3,164,510
703340	DKR PROPERTIES INC	\$2,079,838	\$2,079,838
591475	FERNANDEZ JOSE GUADALUPE ET UX	\$988,370	\$728,982
591237	LOPEZ MANUEL RODRIGUEZ	\$550,554	\$550,554
679099	VALERO TERMINALING & DIST CO ONE VALERO WAY	\$517,500	\$517,500
514036	ENTERPRISE HYDROCARBONS LP	\$614,165	\$515,899
747440	NAU CHARLES T	\$557,795	\$473,970
417193	EMSHOFF RANDY W & WF HEATHER EMSHOFF	\$1,283,671	\$451,563
116652	VIOLET GIN CO	\$435,110	\$435,110
815608	WILLARD BLAKE & WF MAKENNA WILLARD	\$425,742	\$425,742
727361	YOUNGBLUT BENJAMIN LEWIS	\$430,800	\$419,395
360658	ST. CLAIR ROY W ETUX	\$713,147	\$383,177
809455	1102 MCKINZIE LLC	\$363,672	\$363,672
290362	HINOJOSA ARTURO	\$611,666	\$363,484

So, what is up with Bootstrap Energy LLC? On August 3, 2023 the City received a letter from Bootstrap Energy, LLC. It appears that Navitas Energy, LLC had purchased over a 50% stake in the property in the IDA 110B. Now Navitas Energy, LLC doesn't even have the project listed.

From press reports Peak Mining, a Northern Data Group company purchased the property in the IDA 110. Northern Data Group is a German company. It sounds like they created an LLC in Virginia called 1102 McKinzie LLC. That is where the water is being billed to.

Gotta love “the latest liquid-cooled mining hardware”

Frankfurt/Main – 11 December 2023 – Today Peak Mining, a Northern Data Group company, and global Bitcoin miner, has announced the purchase of a 33-acre, 300MW mining data center site in Corpus Christi, Texas. This investment represents a significant step forward in Northern Data Group’s investment strategy, driving a substantial increase in Peak Mining’s hash rate and BTC production.

The first phase of the buildout is underway and will deliver 100MW of mining capacity which will ramp up from Q1 2024. The site benefits from access the low-cost power at the Load Zone South of the ERCOT real-time energy market delivering high mining profitability. The site also includes a private substation and strengthens Peak Mining’s diversified portfolio of locations across Europe, Canada, and the US.

The facility will house the latest liquid-cooled mining hardware from MicroBT, following Peak Mining’s recent USD 150 million purchase. Peak Mining has already secured an option for an additional \$150m of MicroBT mining hardware, which is earmarked for the further expansion of this location to its full 300MW potential.

The same Steve that sold the Council on the project, is now the CEO of Saxet Infrastructure Group.

Steven Quisenberry, Chief Executive Officer at Saxet Infrastructure Group, commented:

“We are excited to support Northern Data’s expansion in the ERCOT market and specifically to welcome them to the Corpus Christi area. The combination of base load industrial demand and significant renewable resources creates a unique opportunity for their portfolio. This is a terrific example of one of the largest, most advanced liquid-cooled data centers in North America and we are proud to partner with Northern Data to bring their data center online.”

Another mention of “liquid-cooled HPC data center systems”

[Peak Mining](#), part of the Northern Data Group, announces the purchase of a second 300MW ERCOT-approved site in Corpus Christi, Texas. The location is adjacent to Peak's first 300MW mining facility already under construction. The site will operate in the attractive Load Zone South of the ERCOT grid, known for its abundance of renewable (wind) energy.

The investment represents a significant step forward in Northern Data Group's investment strategy, cementing expansion plans well beyond the current 2024 financial year.

The new site enables Peak Mining to accelerate its ambition to become one of the largest bitcoin miners globally. The company will be deploying indoor, custom-designed, fully integrated, and liquid-cooled HPC data center systems to drastically improve deployment time and lower infrastructure costs.

Saxet Infrastructure Group (“Saxet”) will serve as construction manager for the additional Corpus Christi project and oversee the design, build, and energization of the substation and basic infrastructure for the second phase. The Saxet team brings a strong track record of project management and deep expertise with HPC infrastructure.

Now we can put them all together again. GP Manalac is also the founder of Navitas Energy. Matt Held and Steve Quisenberry are the Bootstrap Energy LLC partners that spoke to the Council.

GSM is led by three co-founders: company CEO GP Manalac, who is the co-founder and COO of gas-to-liquids development company Energy Security Partners and of energy and asset management company Fulcrum Power Services; COO Matt Held, who is also COO of power infrastructure construction and project management company Saxet Infrastructure Group, and founding partner of developer of midstream and grid resilience infrastructure company Bootstrap Energy Partners; and President Steve Quisenberry, the CEO of Saxet Infrastructure Group and Bootstrap Energy Partners.

In addition to the three cofounders, the C-suite is rounded out with CFO Osman Qureshi, who was the CFO of Mubadala Infrastructure Partners from 2008-2017 and who was a managing partner at First Alpha Energy Capital LLP and Groemium Capital.

In addition to the initial development portfolio, GSM has additional growth opportunities including through Manalac's other Texas-based battery storage developer Navitas Energy LLC. Navitas owns a pipeline of nine sites totaling 1.155 GW that can be purchased by the IPP platform.

 Steve Quisenberry 7 ~ Background Report ~	Managing Member
 Matthew J. Held 5 ~ Background Report ~	Managing Member

Other Companies for Bootstrap Energy LLC

Bootstrap Energy LLC is listed as an officer in four other companies.

Name	Status	Incorporated	Key People	Role
 1102 Mckinzie Holdco LLC	Active	2023	1	Governing Person
 Bootstrap Energy Partners LLC	Inactive	2022	3	Managing Member
 1102 Mckinzie LLC	Inactive	2022	2	Managing Member
 1242 Mckinzie LLC	Inactive	2022	2	Managing Member

Bootstrap Energy LLC Overview

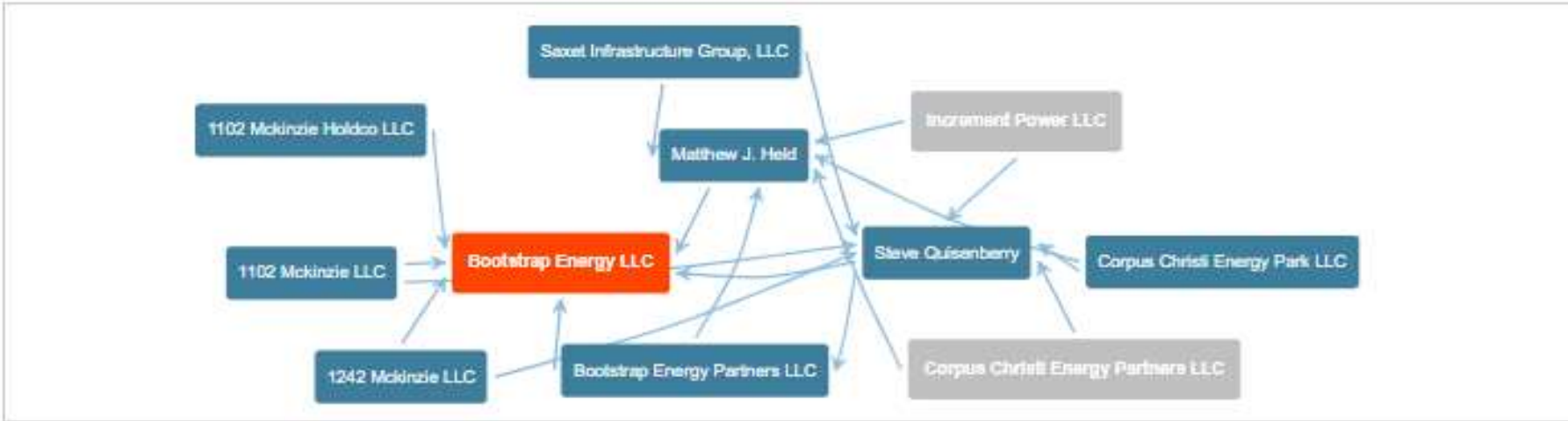
Bootstrap Energy LLC filed as a **Domestic Limited Liability Company (LLC)** in the **State of Texas** on Tuesday, July 6, 2021 and is approximately four years old, according to public records filed with **Texas Secretary of State**.

[Learn More](#)

D&B Reports Available for Bootstrap Energy LLC

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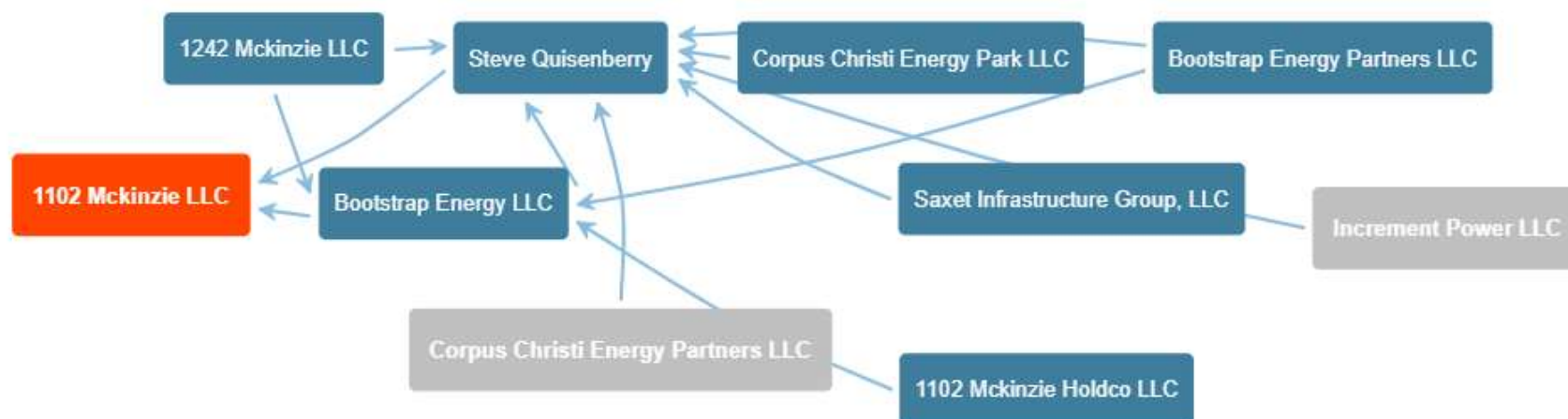
1102 Mckinzie LLC filed as a **Domestic Limited Liability Company (LLC)** in the **State of Texas** on Wednesday, October 12, 2022 and is approximately three years old, according to public records filed with **Texas Secretary of State**.

[Learn More](#)

D&B Reports Available for 1102 Mckinzie LLC

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I could go on, but 31 slides is enough for now. Obviously, the City should not provide services, including water to the property on IDA 110 and IDA 110-B. That wasn't part of the deal.

The City should also make sure they are collecting all the PILOT due for both IDAs. It sounds like the developers are renting rack space and services to the miners. Most of the PILOT will come from Business Personal Property. Who is checking the property and calculating this number?