



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 2 - Island

Tuesday, March 16, 2021

10:00 AM

Council Chambers

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

A. Chairman Greg Smith to call the meeting to order.

Chairman Smith called the meeting to order at 10:04 a.m.

B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Members Roland Barrera, Michael Hunter, Jim Needham and Sylvia Tryon Oliver participated by video conference. Board Member Brent Chesney arrived at 10:30 a.m. and participated by video conference.

Present 13 - Board Member Roland Barrera, Board Member Brent Chesney, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Ben Molina, Board Member Jim Needham, Board Member Sylvia Oliver, Greg Smith, Billy A. Lerma, Mike Pusley, Barbara Canales, and Laurie Turner

Absent 1 - John Martinez

C. PUBLIC COMMENT:

Chairman Smith referred to Public Comment. There were no written public comments submitted.

D. MINUTES:

- 20-1254** Approval of the Minutes of the Reinvestment Zone No. 2 July 21, 2020 Regular Meeting and August 25, 2020 Special Meeting.

Chairman Smith referred to Item 1.

Board Member Molina made a motion to approve the minutes, seconded by Board Member Guajardo and passed unanimously.

E. FINANCIAL REPORT:**2. [21-0296](#) TIRZ #2 Financial Reports as of January 31, 2021**

Chairman Smith referred to Item 2.

Director of Finance Heather Hurlbert presented information on the following topics: financial position for the four months ended January 31, 2021; revenues to date; expenditures to date; ending fund balance; TIRZ No. 2 CIP projects.

Board Members and Director Hurlbert discussed the following topics: the finance department will look into whether the TIRZ can fund coastal parks; and the amounts listed on the report are budgeted for Packery Channel.

F. EXECUTIVE SESSION ITEMS: NONE**G. AGENDA ITEMS:****3. [21-0218](#) Election of Officers - Vice Chair**

Chairman Smith referred to Item 3.

Chairman Smith nominated Board Member Mike Pusley as Vice Chair. There being no other nominations, the board voted unanimously to elect Mr. Pusley.

4. [21-0041](#) Motion approving Tax Increment Reinvestment Zone #2 Board Meeting Calendar.

Chairman Smith referred to Item 4.

Senior Management Analyst Randy Almaguer presented the TIRZ No. 2 Board Meeting Calendar.

There were no questions from the Board.

Board Member Guajardo made a motion to approve the motion, seconded by Board Member Molina and passed unanimously (Board Member Martinez-absent).

Aye: 13 - Board Member Barrera, Board Member Chesney, Board Member Guajardo, Board Member Hernandez, Board Member Hunter, Board Member Molina, Board Member Needham, Board Member Oliver, Smith, Lerma, Pusley, Canales, and Turner

Absent: 1 - Martinez

Abstained: 0

H. PRESENTATION ITEMS:

5. [21-0243](#) Briefing on Tax Increment Reinvestment Zone #2.

Chairman Smith referred to Item 5.

Senior Management Analyst Randy Almaguer presented information on the following topics: TIRZ #2 briefing; extension of TIRZ duration; steps to updating financing plan; project plan; and procedure for creating/extending TIRZ.

Board Members, Assistant City Attorney Aimee Alcorn-Reed and Director of Finance Heather Hurlbert discussed the following topics: TIRZ #2 was created for developed or undeveloped areas; the law allows the TIRZ to be extended as long as there are eligible projects to increase development in the area; TIRZ can be used on maintenance of projects; a Board Member's request for a legal opinion to be put in writing in Chapter 3.11; the TIRZ base value can be adjusted with the current year; and the challenges in recreating a new TIRZ.

6. [21-0249](#) Status on Packery Channel

Chairman Smith referred to Item 6.

Director of Intergovernmental Relations Tammy Embrey presented information on the following topics: Packery Channel repairs; post Harvey damage aerial photo; aerial photo in January 2020; timeline for assistance efforts; and current status.

Board Member, City Manager Peter Zanoni, Director of Engineering Jeff Edmonds, Chief Financial Officer Constance Sanchez, Director Embrey and Director of Finance Heather Hurlbert discussed the following topics: the cost share for the FEMA grant is approximately \$480,000; there is \$4.5 million budgeted for Hurricane Harvey repairs; there is \$4.1 million set aside for dredging; a Board Member's request for a spreadsheet to show where the money is coming from and going to; some of the dredging money can be moved over to cover the overage; and \$2.7 million can be pulled out of the TIRZ fund balance.

7. [21-0250](#) Briefing on Park Road 22 Bridge.

Chairman Smith referred to Item 7.

Assistant Director of Engineering Services Brett Van Hazel presented information on the following topics: Park Road 22 Bridge update; project background; project details; status update; and next steps.

Board Members, City Manager Peter Zanoni, Assistant Director Van Hazel and Director of Finance Heather Hurlbert discussed the following topics: this project is on schedule and on budget; the 1,200 Geopiers installed are for the ground stabilization process; the \$13.9 million is for the construction of Park Road 22 Bridge only; a Board Member's request to include the costs for the new lift station, as well as design costs in future briefings; \$5.9 million is coming from the TIRZ for this project; and tearing down the water

park has no impact on this project.

I. IDENTIFY FUTURE AGENDA ITEMS: NONE

J. ADJOURNMENT

This meeting was adjourned at 11:05 a.m.

** Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*