



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 2 - Island

Tuesday, February 15, 2022

10:00 AM

Council Chambers

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

Chairman Smith called the meeting to order at 10:02 a.m.

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

Assistant City Secretary Ruth Bocchino called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Members Barbara Canales, Brent Chesney and Sylvia Tryon Oliver participated by video conference.

Present 11 - Chair Greg Smith, Board Member Roland Barrera, Board Member Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Billy A. Lerma, Board Member John Martinez, Board Member Ben Molina, Board Member Sylvia Oliver, Vice Chair Mike Pusley, and Board Member Brent Chesney

Absent 3 - Board Member Michael Hunter, Board Member Jim Needham, and Board Member Laurie Turner

C. PUBLIC COMMENT:

Chairman Smith referred to Public Comment.

Jay Gardner, 3922 Sweet Bay Dr., spoke in support of renewing TIRZ #2.

Charles Duffley, 112 Lance Lane, Victoria, TX, commended City Manager and staff for receiving FEMA money.

D. MINUTES:

- 22-0178** Approval of the July 20, 2021 Reinvestment Zone No. 2 Meeting Minutes and December 14, 2021 Special Meeting.

Chairman Smith referred to Item 1.

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

E. FINANCIAL REPORT:

2. [22-0211](#) TIRZ #2 Financial Reports as of December 31, 2021

Chairman Smith referred to Item 2.

Director of Finance Heather Hurlbert presented the financial position for the three months ended December 31, 2021; and TIRZ No. 2 CIP projects.

A Board Member and City Manager Peter Zanoni discussed the following topics: the dredging at Packery Channel will be done once repairs are complete.

F. EXECUTIVE SESSION ITEMS:

3. [22-0304](#) **Executive session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to extension of the term of Tax Increment Reinvestment Zone No. 2, changes to the boundaries of the Zone, participation of taxing entities in the Tax Increment Fund, expiration of the Tax Increment Reinvestment Zone No. 2, and/or other matters related thereto.

This E-Session Item was withdrawn.

H. PRESENTATION ITEMS:

4. [22-0295](#) Tax Increment Reinvestment Zone #2 - Option to Extend Term

Chairman Smith referred to Item 4.

Director of Finance Heather Hurlbert presented information on the following topics: TIRZ # 2 option to extend term; discussion; original purpose; TIRZ boundaries; projects included in the project and financing plan; permissibility of term and boundary revisions; permissibility of term; boundary revisions; revenue; current revenue; current available balances; future revenues; identified needs; allowable uses; project and financing plan amendment; project and financing plan; proposed projects; and next steps.

Board Members, Director Hurlbert, City Manager Peter Zanoni and Assistant City Attorney Aimee Alcorn-Reed discussed the following topics: a Board Member's request for a list of specific projects that have been done to date and how much of the funding has been spent; if the TIRZ didn't exist, then funding for the projects would have to come from bond elections and City's fund balances; revenue generated on the island, funds the projects for the island; staff recommends extending the TIRZ for 20 years; no more than 30% of an area within a TIRZ can be residential; the Board needs to decide what the contribution percentage should be; a Board Member's request for this presentation to be given to the Commissioners Court; and a Board Member's desire to include Bob Hall Pier in the TIRZ.

5. [22-0291](#) Packery Channel Maintenance

Chairman Smith referred to Item 5.

Director of Engineering Services Jeff Edmonds presented information on the following topics: Packery Channel: vicinity map; maintenance requirements; and key points.

Board Members and Director Edmonds discussed the following topics: Lake Padre has a lot of undeveloped acreage; a better job needs to be done with maintaining Packery Channel; the depth of Reach 1 is 8.65 feet and Reach 2 is 7 feet; and the Packery Channel dredging will not be able to keep up with the beach nourishment needs.

6. [22-0292](#) Mobility Plan for North Padre Island

Chairman Smith referred to Item 6.

Director of Planning Daniel McGinn presented information on the following topics: Padre Island Mobility plan Padre/Mustang Island area development plan: adopted 6-29-21, Island Mobility Plan; and short-term projects (1-5 years).

Board Members and Director McGinn discussed the following topics: a Board Member's request to receive presentations before the meetings; and the mobility plan is about alternate forms of transportation.

I. **ADJOURNMENT**

This meeting was adjourned at 11:25 a.m.