



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, March 19, 2024

9:30 AM Corpus Christi Regional Transportation Authority, 602 N.
Staples St., 2nd Floor Board Room (Rm. 210)

SPECIAL MEETING

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

Chairman Roy called the meeting to order at 9:31 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 Hunter arrived at 9:32 a.m., and Board Member Roberto Hernandez attended by video conference.

Present 10 - Board Member Steve Banta, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Everett Roy, Board Member Jesse Gilbert, Board Member Roberto G. Hernandez, and Board Member David C. Loeb

Absent 5 - Board Member Roland Barrera, Board Member Mike Pusley, Board Member Connie Scott, Board Member Jim Klein, and Board Member Catherine Garcia

C. PUBLIC COMMENT:

Chairman Roy referred to Public Comment.

Carrie Meyer, 4401 Gulfbreeze Blvd., stated that she applied for TIRZ funding for a fence around her house that is also used to run a small business, but her application request was denied.

D. MINUTES: (NONE)

E. FINANCIAL REPORT:

1. [24-0440](#) TIRZ #4 Financial Reports as of January 31, 2024

Board Member Roy referred to Item 1.

Interim Director of Finance and Procurement Alma Casas presented information on the following topics: financial position for the four months ended January 31, 2024; TIRZ No.

4 commitments as of January 31, 2024; North Beach project specific development commitments as of January 31, 2024; North Beach living initiative commitments as of January 31, 2024; North Beach property improvement commitments as of January 31, 2024; and North Beach infrastructure improvements commitments as of January 31, 2024.

There were no questions from the Board Members.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

2. [24-0433](#) Motion approving Tax Increment Reinvestment Zone #4 Board Meeting Calendar

Chairman Roy referred to Item 2.

Assistant City Manager Heather Hurlbert presented the Tax Increment Reinvestment Zone No. 4 Board Meeting Calendar.

There were no questions from the Board Members.

Board Member Guajardo moved to approve the motion, seconded by Board Member Suckley. This Motion was passed and approved with the following vote:

Aye: 10 - Board Member Steve Banta, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member Everett Roy, Board Member Jesse Gilbert, Board Member Roberto G. Hernandez, and Board Member David Loeb

Absent: 5 - Board Member Roland Barrera, Board Member Mike Pusley, Board Member Connie Scott, Board Member Jim Klein, and Board Member Catherine Garcia

Abstained: 0

H. PRESENTATION ITEMS:

3. [24-0455](#) Briefing on Current and Potential Projects

Chairman Roy referred to Item 3.

Assistant City Manager Heather Hurlbert presented information on the following topics: current and potential projects; North Beach business survey; Texas State Aquarium; The Breakers Condominiums; Redline Helicopter tours; and Fajitaville Hotel De Ville.

Board Members, Assistant City Manager Hurlbert, and Assistant City Attorney Jackie Bazan discussed the following topics: staff has met with the North Beach Association about TIRZ funding; the eligibility of TIRZ funding is for a common area for public purpose;

and the safety and security measures at The Breakers Condominiums are for exterior railings.

I. ADJOURNMENT

There being no further business, Chairman Roy adjourned the meeting at 9:55 a.m.