City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Reinvestment Zone No. 2 - Island

Tuesday, July 15, 2025 | **9:30 AM** | **Council Chambers**

A. Chairwoman Kaylynn Paxson to call the meeting to order.

Chairwoman Paxson called the meeting to order at 9:38 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 Barrera arrived at 9:40 a.m. and Board Member Hernandez arrived at 9:45 a.m. Board Member Campos attended by video conference.

Present 10 - Vice Chair Brent Chesney, Board Member Carolyn Vaughn, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Chair Kaylynn Paxson, Board Member Mike Pusley, Board Member Sylvia Campos, and Board Member Connie Scott

Absent 3 - Board Member Everett Roy, Board Member Eric Cantu, and Board Member John Marez

C. PUBLIC COMMENT:

Chairwoman Paxson referred to Public Comment.

There were no comments from the public.

D. MINUTES:

1. 25-1085 Approval of the June 10, 2025 Reinvestment Zone No. 2 Meeting Minutes

Board Member Campos moved to approve the minutes, seconded by Board Member Chesney and passed unanimously.

Aye: 8 - Board Member Brent Chesney, Board Member Carolyn Vaughn, Board Member Mark Scott, Board Member Paulette Guajardo, Board Member Kaylynn Paxson, Board Member Mike Pusley, Board Member Sylvia Campos, and Board Member Connie Scott

Absent: 5 - Board Member Everett Roy, Board Member Eric Cantu, Board Member Gil Hernandez, Board Member Roland Barrera, and Board Member John Marez

Abstained: 0

E. FINANCIAL REPORT:

2. 25-1110 TIRZ #2 Financial Reports as of May 2025

Director of Finance Sergio Villasana presented information on the following topics: statement of revenues, expenditures and changes in fund balance as of May 31, 2025; 5 year forecast of funds available for commitments; project specific development commitments as of May 31, 2025; commitments as of May 31, 2025; capital commitments as of May 31, 2025; administration services and other expenditures as of May 31, 2025; and CIP projects.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

3. 25-1103 Motion approving an amendment to the Tax Increment Reinvestment Zone #2 (TIRZ #2) Development Reimbursement Agreement with Ashlar Interests, LLC to revise the payment schedule for the Commodores Drive Bridge Project, modify the payment and scope of work for the Encantada Mobility Bridge Project, and descope the Aquarius Street Box Culvert Water Exchange and Aquarius Street Water Quality Circulation Aqueduct Products.

Director of Economic Development Corporation Arturo Marquez presented information on the following topics: total projects; and developer requested agreement amendments.

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

Aye: 9 - Board Member Brent Chesney, Board Member Carolyn Vaughn, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Kaylynn Paxson, Board Member Mike Pusley, and Board Member Connie Scott

Absent: 4 - Board Member Everett Roy, Board Member Eric Cantu, Board Member Sylvia Campos, and Board Member John Marez

Abstained: 0

4. 25-1080 Resolution approving the Proposed Fiscal Year 2025 Tax Increment Reinvestment Zone Number Two Operating Budget.

Director of Economic Development Corporation Arturo Marquez presented information on the following topics: budget overview; proposed revenues; proposed expenses; FY 2026 proposed budget detail; changes from previous meeting; and ISAC FY 26 budget recommendations.

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

Aye: 9 - Board Member Brent Chesney, Board Member Carolyn Vaughn, Board Member Mark Scott, Board Member Gil Hernandez, Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Kaylynn Paxson, Board Member Mike Pusley, and Board Member Connie Scott

Absent: 4 - Board Member Everett Roy, Board Member Eric Cantu, Board Member Sylvia Campos, and Board Member John Marez

Abstained: 0

H. PRESENTATION ITEMS:

5. 25-1082 Update on the Encantada Water Exchange Evaluation

Vice President of LJA Engineering Jeff Coym presented information on the following topics: vicinity map; existing conditions and alternative options; option 1; option 2; option 3; and pros/cons.

6. 25-1048 Padre/Mustang Island Mobility Plan Briefing

This Presentation was postponed.

I. ADJOURNMENT

There being no further business, Chairwoman Paxson adjourned this meeting at 10:55 a.m.