



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 2 - Island

Tuesday, April 18, 2023

9:30 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 Daniel R. Suckley to call the meeting to order.
- B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.

TIRZ No. 2 Board Members:

Daniel R. Suckley (Chair), Council Member District 4
Mike Pusley (Vice Chair), Council Member At-Large
Paulette Guajardo, Mayor
Everett Roy, Council Member District 1
Sylvia Campos, Council Member District 2
Roland Barrera, Council Member District 3
Gil Hernandez, Council Member District 5
Jim Klein, Council Member At-Large
Michael T. Hunter, Council Member At-Large
Connie Scott, Nueces County Judge
Brent Chesney, Nueces County
Joe Gonzalez, Nueces County
John Marez, Nueces County
Libby Avery, Del Mar

C. PUBLIC COMMENT:

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE BOARD OF DIRECTORS FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

- 1. MAKE A STATEMENT OF FACTUAL INFORMATION.**
- 2. RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.**
- 3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AN AGENDA AT A LATER DATE.**

D. MINUTES:1. [23-0695](#)

Approval of the March 21, 2023 Reinvestment Zone No. 2 Minutes

E. FINANCIAL REPORT:2. [23-0683](#)

TIRZ #2 Financial Reports as of February 28, 2023

F. EXECUTIVE SESSION ITEMS:

PUBLIC NOTICE is given that the Board of Directors may elect to go into closed session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meetings Act, Chapter 551 of the Texas Government Code, and that if the Board of Directors specifically expects to go into closed session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the closed session will be publicly announced by the presiding officer.

G. AGENDA ITEMS:3. [23-0388](#)

Motion authorizing a Development Reimbursement Agreement with Ashlar Interests, LLC, located in the Tax Increment Reinvestment Zone No. 2 in an amount not to exceed \$11,500,000 for public infrastructure improvements related to the Whitecap PID, a large-scale development in the Zone.

4. [23-0668](#)

Motion recommending the amendment of the Tax Increment Reinvestment Zone #2 (TIRZ #2) Project and Financing Plan to include up to \$17,849,990 for public infrastructure associated with the Lake Padre Development project.

5. [23-0387](#)

Discussion and possible action on amendments to the Project and Financing Plan for the Tax Increment Financing Zone #2 (TIRZ #2), including a recommendation to fix the amount of the City's tax revenue contribution at 100% for the first five years, 75% for year 6, 5% decrease each year for years 7-10, and 50% for years 11-20 and recommending the addition of up to \$150,950,000 in projects and programs that benefit the TIRZ.

6. [22-1278](#)

Resolution approving the FY 2022-23 Tax Increment Reinvestment Zone Number Two Operating Budget.

H. PRESENTATION ITEMS:

The following items are for discussion only. There will be no action taken and public comment will not be solicited.

I. ADJOURNMENT

** 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.*