



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Reinvestment Zone No. 4

Tuesday, November 19, 2019

3:00 PM

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 Everett Roy to call the meeting to order
- B. City Secretary Rebecca Huerta to call roll

TIRZ No. 4 Board Members (Listed Alphabetically):

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|----------------------|---|
| 1. Steve Banta | Executive Director, USS Lexington Museum |
| 2. Roland Barrera | District 3 City Councilmember |
| 3. Barbara Canales | County Judge, Nueces County |
| 4. Rudy Garza | At-Large City Councilmember |
| 5. Paulette Guajardo | At-Large City Councilmember |
| 6. Gil Hernandez | District 5 City Councilmember |
| 7. Michael Hunter | At-Large City Councilmember |
| 8. Joe McComb | Mayor, City of Corpus Christi |
| 9. Ben Molina | District 2 City Councilmember |
| 10. Everett Roy | District 1 City Councilmember |
| 11. Tom Schmid | CEO, Texas State Aquarium |
| 12. Greg Smith | District 4 City Councilmember |
| 13. Carolyn Vaughn | County Commissioner Precinct 1, Nueces County |
| 14. Vacant | Community Member |
| 15. Pending | Del Mar College Appointee |

- 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: (None)

E. FINANCIAL REPORT: (None)

F. EXECUTIVE SESSION ITEMS:

1. [19-1554](#) **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 economic development agreement(s) involving The Breakers at North Beach, L.P. and/or other persons or entities desiring to engage in commercial development at or in the vicinity of 3612 Surfside Blvd; **and pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the governing body seeks to have locate, stay, or expand within the City limits and with which the governing body is conducting economic development negotiations and/or financial or other incentives involving said business prospect, and possible action related to the aforementioned matters in open session.

G. AGENDA ITEMS:

2. [19-1552](#) Motion to approve a TIRZ #4 Project Specific Development Agreement with The Breakers at North Beach, L.P. for a mixed-use development, "The Frazier," located at 3612 Surfside Boulevard for a total incentive amount not to exceed \$7,826,200 with a construction deadline of July 31, 2022.

Sponsors: Business Liaison

3. **19-1553** Motion ratifying all actions taken by the TIRZ #4 Board on November 12, 2019

Sponsors: Business Liaison

H. PRESENTATION ITEMS: (None)

I. IDENTIFY FUTURE AGENDA ITEMS:

J. 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.*