



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Reinvestment Zone No. 4

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Thursday, August 27, 2020

11:15 AM

Council Chambers

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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 of the Corporation Directors.  
TIRZ No. 4 Board Members:

- Everett Roy- Chair, Council Member District 1
- Steve Banta- Director of USS Lexington
- Roland Barrera- Council Member District 3
- Barbara Canales- Nueces County Judge
- Rudy Garza- Council Member At-Large
- Paulette Guajardo- Council Member At-Large
- Gil Hernandez- Council Member District 5
- Michael Hunter- Council Member At-Large
- Joe McComb- Mayor
- Carrie Robertson Meyer- Community Member
- Ben Molina- Council Member District 2
- Tom Schmid- Director of Texas State Aquarium
- Carol Scott- At Large, Del Mar College Board of Regents
- Greg Smith- Council Member District 4
- Carolyn Vaughn- Nueces County Commissioner, Precinct

- C. PUBLIC COMMENT:

**PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THIS BOARD/COMMISSION/COMMITTEE (Board).** To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and Boards. This meeting will be broadcast at [cctexas.com/services/council/meeting-agendas-minutes-video](http://cctexas.com/services/council/meeting-agendas-minutes-video). Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Boards should be provided in writing, in the form of an e-mail or by using the **PUBLIC COMMENT/INPUT FORM** located on the City Secretary's webpage (**PREFERRED METHOD**) and shall be e-mailed to [NormaD2@cctexas.com](mailto:NormaD2@cctexas.com) no later than five minutes after the start of each meeting of the Board meetings. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Boards prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at [cctexas.com/departments/city-secretary](http://cctexas.com/departments/city-secretary).

**D. MINUTES:**

1. [20-0975](#) Approval of the minutes of the Reinvestment Zone No. 4, July 21, 2020.

**E. FINANCIAL REPORT: None**

**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.*

2. [20-1061](#) 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 agreements(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. This item is for discussion purposes only. There will be no action taken and public comment will not be solicited.

**G. AGENDA ITEMS:**

3. [20-1048](#) Motion to approve Rules of Procedure for the TIRZ #4, which set quarterly meetings and provide an alternative method in which items are placed on a meeting agenda.

**H. PRESENTATION ITEMS:**

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

4. [20-0837](#) Staff update on the Breakers at North Beach, L.P. "Frazier Hotel" project and associated TIRZ funded incentive agreement, located at 3612 Surfside Boulevard. The incentive award totaled an amount not to exceed \$7,826,200 and required completion by July 31, 2022.
5. [20-1063](#) Presentation on the Texas General Land Office (GLO) Community Development Block Grant - Mitigation (CDBG-MIT) Program

**I. IDENTIFY FUTURE AGENDA ITEMS:**

**J. ADJOURNMENT**

*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.*