



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
forward.cctexas.com

Meeting Minutes

Reinvestment Zone No. 2

Tuesday, February 21, 2017

9:30 AM

Council Chambers

A. Chairperson Greg Smith to call the meeting to order.

Chairperson Smith 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 Corporation was present to conduct the meeting.

(Note: Ms. Guajardo arrived at 9:32 a.m.)

Present 10 - Chair Greg Smith, Director Rudy Garza Jr., Director Paulette Guajardo, Director Michael Hunter, Director Joe McComb, Director Ben Molina, Director Lucy Rubio, Director Carolyn Vaughn, Director Samuel Neal Jr., and Director Gabriel Rivas

Absent 2 - Director Steve Ellis, and Director Cal Jennings

C. PUBLIC COMMENT:

None.

D. MINUTES:

1. Regular Meeting of January 17, 2017

Chairperson Smith referred to approval of the minutes. Ms. Rubio made a motion to approve the minutes, seconded by Mr. Garza and passed unanimously.

E. FINANCIAL REPORT:

2. Financial Report for December 31, 2016

Chairperson Smith referred to Item 2. Director of Financial Services Constance Sanchez presented the Reinvestment Zone No. Two Financial Report.

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS: (ITEMS 3 - 5)

3. Funding Approval for Park Road 22 Bridge

Motion amending the Tax Increment Reinvestment Zone #2 City of Corpus Christi Project Plan to add the following sentence after the seventh paragraph: "A project consisting of the construction of two bridges on Park Road 22 is added in the February 28, 2017, amendment;" and amending the Tax Increment Reinvestment Zone #2 City of Corpus Christi Financing Plan to add the following paragraph at the end of the section called Improvements in Other Areas within TIRZ #2: "One improvement to the TIRZ #2 is the construction of two bridges on Park Road 22 between Commodores and Whitecap. The bridges will require up to \$4,000,000 of TIRZ #2 funding and will allow for travel over canals that are to be built by a third party developer in the area."

Chairperson Smith referred to Item 3. Interim Assistant City Manager Jay Ellington stated that the purpose of this item is to approve funding for the Park Road 22 Bridge. Interim Assistant City Manager Ellington presented the financial summary for the Tax Increment Reinvestment Zone #2 Fund; the project plan for Park Road 22 Bridge; and the project costs. Interim Assistant City Manager Ellington provided a memo on the requested information related to the funding of the wastewater station adjacent to Park Road 22 Bridge and the requirements to monitor Packery Channel.

Chairperson Smith called for comments from the public. The following individuals spoke in opposition to funding Park Road 22 Bridge prior to completing the amenities approved by the voters: Cliff Schlabach, 122 Whiteley and John French, 4417 Carlton. The following individuals spoke in support of funding the Park Road 22 Bridge: John White, 77 Townhouse Lane; Libby Edwards, 15309 E. Chesapeake and Chairperson of the Island Strategic Action Committee; Carter Tate, 13710 Primavera; and Bryan Gulley, 14202 Playa Del Ray.

Corporation members and staff discussed the following topics: the slippage on the contract bid date; clarification on what the TIRZ funding can be used for; clarification on the Bond 2004 and 2008 language; the remaining balance of the fund if Park Road 22 Bridge is approved; including language that the funds are contingent on the construction of the bridges by a third-party developer and completion of the canals; benefits of the bridge; the deadline for completion of the canals; the amenities for Packery Channel and projected timeline to complete the amenities; the bidding process for the bridge and project timeline; and financial assurances by the developer.

Mr. McComb made a motion to amend the motion appropriating \$4,000,000 from the unreserved fund balance of Fund 1111 "Reinvestment Zone No. 2 Fund;" amending the Fiscal Year 2017 operating budget for Fund 1111 "Reinvestment Zone No. 2 Fund" by increasing expenditures by \$4,000,000; amending the Tax Increment Reinvestment Zone #2 City of Corpus Christi Project Plan to add the following sentence after the seventh paragraph: "A project consisting of the construction of two bridges on Park Road 22 is added in the February 28, 2017, amendment;" and amending the Tax Increment Reinvestment Zone #2 City of Corpus Christi Financing Plan to add the following paragraph at the end of the section called Improvements in Other Areas within TIRZ #2: "One improvement to the TIRZ #2 is the construction of

two bridges on Park Road 22 between Commodores and Whitecap. The bridges will require up to \$4,000,000 of TIRZ #2 funding and will allow for travel over canals that are to be built by a third party developer in the area. The funds for the Park Road 22 Bridge are to be held contingent on the completion of the canals and approval of the construction plans to proceed by the City and the City Council within 24 months, seconded by Mr. Garza.

The motion to amend was passed and approved with the following vote: Garza, Guajardo, McComb, Molina, Neal, Rivas, and Rubio voting "Aye"; Smith, Hunter and Vaughn, voting "No"; Ellis and Jennings were absent.

Mr. Rivas made a motion to approve the motion as amended, seconded by Mr. Garza. This Motion was passed as amended and approved with the following vote: Smith, Garza, Guajardo, Hunter, McComb, Molina, Neal, Rivas, Rubio, and Vaughn voting "Aye"; Ellis and Jennings were absent.

**5. Update Engineering Project List in the Tax Increment
Reinvestment Zone #2 Project and Financing Plans**

Motion amending the Tax Increment Reinvestment Zone #2 Project and Financing Plans by replacing Exhibit H with the document entitled Projects with Funds from Tax Increment Reinvestment Zone #2, which contains the current information as of February 21, 2017.

Chairperson Smith deviated from the agenda and referred to Item 5. Interim Assistant City Manager Jay Ellington stated that the purpose of this item is to amend the project list in the Tax Increment Reinvestment Zone (TIRZ) #2 Project and Financing Plans. Mr. Ellington presented an overview of the six pack projects.

Corporation members discussed the following topics: the timeline to complete the projects; the Packery Channel Administration/Maintenance Building regarding: approval by Nueces County, the cost to pile sand past dune protection line, the facility proposed to be located outside the TIRZ boundaries, the cost to build the facility; and re-evaluating the costs for showers and restrooms.

Chairperson Smith called for comments from the public. Cliff Schlabach, 122 Whiteley, spoke regarding the changes made to the original designs and the unanimous support from the Water Shore and Beach Advisory Committee. Mr Schlabach expressed concern regarding the completion of the amenities. Libby Edwards, 15309 E. Chesapeake and Chair of the Island Strategic Action Committee (ISAC), expressed concern regarding the discrepancies of the cost that was originally presented to a subcommittee of ISAC and what is being presented to the Corporation today. Johnny French, 4417 Carlton, spoke regarding Packery Channel access ramps to the jetties and public facilities. Abel Alonzo, 1701 Thames, spoke in support of the projects; expressed concern regarding the cost; and questioned ADA compliance and staff not consulting the Committee for Persons with Disabilities. Bryan Gulley, 14202 Playa del Ray, spoke regarding the following: the need to complete the six pack projects; the changes to the costs of the projects; the ability to receive free mobi-mats; the Packery Channel Administration/Maintenance Building; and finding efficiencies to complete the projects. Carter Tate, 13710 Primavera, spoke regarding the increased costs to the six pack projects since the projects

were presented to ISAC. Neil McQueen, 4213 Estate, spoke regarding the need to complete the amenities; the costs and structural design of the bathroom trailers and the longevity of the structure.

Corporation members and staff discussed the following: the discrepancies in the projected costs for the projects from what was presented to ISAC and today's presentation; the reasons the Committee for Persons with Disabilities were not consulted on accessibility items; the fund balance after appropriating the \$4 million for the Park Road 22 Bridge; the cost to complete the projects; concern that the projects should have been a priority over the bridge; the costs for the maintenance building; funding for Packery Channel Monitoring and maintenance; whether the fund will be depleted if all the items are approved; and anticipated revenues and cash flows for FY2017.

Mr. Smith made a motion to amend the amounts in Exhibit H. by authorizing the expenditure of 4 portable restrooms facilities at \$65,000 each plus 20% contingency and the building of shower facilities at \$100,000 total; installation of the mobi-mats in the amount of \$10,000 and no funding for the beach maintenance building, seconded by Mr. McComb and passed unanimously (Ellis and Jennings were absent).

Mr. Smith made a motion to approve Item 5 as amended, seconded by Mr. McComb and passed unanimously (Ellis and Jennings were absent).

4. Packery Channel Monitoring Continuation

Motion recommending that City Council approve a five year Master Services Agreement between the City of Corpus Christi and Texas A & M University - Corpus Christi (TAMU-CC) for Packery Channel Monitoring in an amount not to exceed \$2,000,000 and authorize Task Order #1 in the amount of \$257,745; and amending the Tax Increment Reinvestment Zone #2 Financing Plan by adding the following sentence at the end of the paragraph that discusses Yearly Miscellaneous Improvements for the Packery Channel: "These Yearly Miscellaneous Improvements specifically include routing, monitoring, and surveys of the Packery Channel and the Gulf beach."

Chairperson Smith referred to Item 4. Chairperson Smith requested to hold a Special meeting on Tuesday, March 7, 2017 at 9:30 a.m.

Mr. Neal made a motion to table Item 4 until March 7, 2017, seconded by Ms. Rubio and passed unanimously.

H. PRESENTATION ITEMS:(NONE)

I. IDENTIFY FUTURE AGENDA ITEMS:

None.

J. ADJOURNMENT

The meeting was adjourned at 11:14 a.m.

** 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.*