



Meeting Minutes

Reinvestment Zone No. 2 - Island

Tuesday, March 21, 2023

9:30 AM

Council Chambers

A. Chairman Daniel Suckley to call the meeting to order.

Chairman Suckley called the meeting to order at 9:39 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 Averyt participated by video conference. Board Members Hernandez and Campos arrived at 9:43 a.m.

Present 11 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Vice Chair Mike Pusley, Board Member Brent Chesney, Chair Dan Suckley, Board Member Libby Averyt, Board Member Sylvia Campos, Board Member Everett Roy, and Board Member Connie Scott

Absent 1 - Board Member Jim Klein

C. PUBLIC COMMENT:

Chairman Suckley referred to Public Comment.

There were no comments from the public.

D. MINUTES:

1. **23-0325** Approval of the October 25, 2022 Regular Meeting Minutes and November 1, 2022 Special Meeting Minutes.

Chairman Suckley referred to Item 1.

Board Member Hunter moved to approve the minutes, seconded by Board Member Guajardo and passed unanimously.

E. FINANCIAL REPORT:

2. [23-0275](#) TIRZ #2 Financial Reports as of December 31, 2022

Chairman Suckley referred to Item 2.

Director of Finance Heather Hurlbert presented information on the following topics: financial position for the three months ended December 31, 2022; and TIRZ No. 2 CIP projects.

There were no questions from the Board Members.

F. EXECUTIVE SESSION ITEMS: None

G. AGENDA ITEMS:

- 3. 23-0388** Motion to authorize a Development Reimbursement Agreement with Diamond Beach Holdings, LLC, located in the Tax Increment Reinvestment Zone No. 2 in an amount not to exceed \$11,500,000 for public improvements related to the large-scale development in the Zone.

Chairman Suckley referred to Item 3.

Staff withdrew this item for further review by the developer and will present it to the Board in April for consideration.

Board Member Chesney made a motion to table this item, seconded by Board Member Pusley and approved with the following vote:

Aye: 11 - Board Member Roland Barrera, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Brent Chesney, Board Member Dan Suckley, Board Member Libby Averyt, Board Member Sylvia Campos, Board Member Everett Roy, and Board Member Connie Scott

Absent: 1 - Board Member Jim Klein

Abstained: 0

H. PRESENTATION ITEMS:

- 4. [23-0522](#)** Briefing on public infrastructure associated with the Lake Padre Development Project

Director of Finance Heather Hurlbert presented information on the following topics: recent projects completed by the developer: The Bevy Hotel; Sobo (South Boerne); Highway 46 Commercial-Boerne; The Crossing at Sobo; The Ranch at Cibolo Creek Apartments; Lake Padre development highlights; concept plan; master plan; infrastructure phases; phasing timeline; phasing; public improvements request for reimbursement; tax increment reinvestment zone; promenade; public infrastructure benefits; and cost for public improvements.

Board Members, Director of Finance Hurlbert, and City Manager Peter Zanoni discussed the following topics: a Board Member's request to ensure that crossovers maintain the same height above the water like the new bridge; the golf cart bridge will have ramps that will connect to the passageways on the Park Road 22 Bridge; the

developer is asking for \$20 million and will be subject to the increment built by the development; the TIRZ will fund the full \$20 million depending on the build out and the contribution percentage; the TIRZ boundary includes the portion of Whitecap Boulevard and will expand to Bob Hall Pier; a Board Member's request for staff to include traffic impacts with this new development; the funding levels will be presented to the Board in April; and Council voted in support of the regional parkway and second bridge to the island.

I. ADJOURNMENT

There being no further business, Chairman Suckley adjourned this meeting at 10:04 a.m.