



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 2

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Tuesday, April 16, 2019

8:30 AM

City 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. Chairperson Greg Smith to call the meeting to order.**

Chairperson Smith called the meeting to order at 8:33 a.m.

**B. City Secretary Rebecca Huerta to call roll of the Corporation Directors.**

Assistant City Secretary Paul Pierce called the roll and verified that a quorum of the Board was present to conduct the meeting.

Board Member Barrera arrived at 8:39 a.m.

**Present** 11 - Chair Greg Smith, Director Roland Barrera, Director Rudy Garza, Director Paulette Guajardo, Director Gil Hernandez, Director Michael Hunter, Director Cal Jennings, Director Joe McComb, Director Ben Molina, Director Gabriel Rivas, and Director Everett Roy

**Absent** 2 - Director Barbara Canales, and Director Steve Ellis

**C. PUBLIC COMMENT:**

Chairperson Smith referred to comments from the public.

Jay Gardner, Sweet Bay Drive, Chair of the Island Strategic Action Committee (ISAC) discussed the following topics: that on September 13, 2016, the ISAC unanimously passed a motion to support the use of no more than \$4,000,000 from the TIRZ #2 fund to supplement funding for the Park Road 22 bridge, only after all previously committed dollars to the project have been spent; concern regarding reimbursement by the Federal Emergency Management Agency for repairs to Packery Channel; reauthorization of the TIRZ #2; and being protected from current and future liabilities.

**D. MINUTES:**

Approval of minutes of the January 22, 2019 regular meeting

Chairperson Smith referred to approval of the minutes. Director Garza made a motion to approve the minutes, seconded by Director Hunter and passed unanimously (Directors Barrera, Canales and Ellis - absent).

**E. FINANCIAL REPORT:**

TIRZ #2 Financial Reports as of February 28, 2019

Chairperson Smith referred to the Financial Report. Interim City Manager Constance Sanchez presented the Reinvestment Zone # 2 Financial Report.

**H. PRESENTATION ITEMS:****Major Developer Presentation on Park Road 22 Project**

Chairperson Smith deviated from the agenda and referred to Presentation Items. Charles Duffley, representing AXYS Group and Diamond Beach, a division of IBC Bank, presented information on the following topics: an overview of the history and purpose of the Park Road 22 Project; key benefits; investment in Padre Island; collaboration with other investors; the beach-to-bay concept; overview of work completed; land plan; the concept of the island-walk canal; actions that need to be taken by the City and the developer; sequencing the project to reduce/eliminate risk; and monies spent by the City and the developer.

Board member and Mr. Duffley discussed the following topics: that the development agreement between AXYS Group and IBC Bank has been executed; that construction of the bridge starts after substantial completion of the canal; the time necessary to construct the bridge; the related timeline for bridge and canal completion; background of AXYS Group; ownership of numerous Padre Island parcels of land; and that "substantial completion" means a fully-dug canal with bulkheads.

Tim Lang, Managing Partner - Lake Padre, stated that the water connection is a requirement under its U.S. Army Corps of Engineers' permit.

Ross Partlow - Lake Padre, stated that the water exchange the canal will provide is vital to their development; the unique economic opportunity the canal will create; Padre Harbor Development's dredging work thus far; platting for Padre Harbor; a view of their overall development; the total value of their development; the planned resort hotel; and associated timelines.

**F. EXECUTIVE SESSION ITEMS: (NONE)****G. AGENDA ITEMS:**

**Resolution approving the amendment to the Tax Increment Reinvestment Zone #2 amended Project & Financing Plans approved by the Board of Directors of Reinvestment Zone Number Two, Corpus Christi, Texas, regarding the approval of funds up to \$4,000,000 for the Park Road 22 Bridge Project.**

Chairperson Smith referred to: Resolution approving the amendment to the

Tax Increment Reinvestment Zone #2 amended project & Financial Plan approved the the Board of Directors of Reinvestment Zone Number Two, Corpus Christ, Texas, regarding the approval of funds up to \$4,000,000 for the Park Road 22 Bridge Project.

Interim Business Liaison Grayson Meyer stated the amendment changes the word, "developer" to "developers" and removes the sunset for the financing of the Park Road 22 bridge from TIRZ #2.

Board members and Interim Business Liaison Meyer discussed the following topics: an update on 380 agreements with IBC Bank and AXYS Group and documents signed to date; timelines; funding involved thus far; that the structure of the development agreement to be presented to City Council at its meeting later today requires that the canal be completed before the construction contract for the Park Road 22 bridge is awarded and the commitment of the funding that is the subject of this agenda item; the timeline for completion of the canal; and the certificate of funding to be issued.

Board Member Hunter made a motion to approve the Resolution, seconded by Board Member Guajardo and passed unanimously (Board Members Canales and Ellis - absent).

#### **I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairperson Smith referred to Identify Future Agenda Items. The following items were identified: feasibility study relating to renewal of the TIRZ #2; clarifying the expiration dates of 380 agreements related to the Park Road 22 bridge project; where the balance in bridge funding will come from in the event of a shortfall in funding once the bids for the bridge come in; and a refresher on the process of renewing the TIRZ #2

#### **J. ADJOURNMENT**

The meeting was adjourned at 9:18 a.m.