



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 2

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Monday, June 10, 2019

4:00 PM

Holiday Inn Express, 15209 Windward Dr.,  
Corpus Christi, TX, 78418

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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 4:05 p.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.

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

**Absent** 2 - Director Barbara Canales, and Director Michael Hunter

City Secretary Rebecca L. Huerta arrived at 4:07 p.m. Board Member Rivas arrived at 4:10 p.m. Board Member Needham arrived at 4:24 p.m.

**C. PUBLIC COMMENT:**

Chairperson Smith referred to comments from the public.

Island Strategic Action Committee Chair Jay Gardner, welcomed the Tax Increment Reinvestment Zone No. 2 (TIRZ #2) Board of Directors to the Island.

**D. MINUTES:**

**1. Approval of Minutes of the April 16, 2019 Regular Meeting**

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

**E. FINANCIAL REPORT:****2. TIRZ #2 Financial Reports as of April 30, 2019**

Chairperson Smith referred to the Financial Report. Treasurer Constance Sanchez presented the Tax Increment Reinvestment Zone No. 2's (TIRZ #2) Financial Report as of April 30, 2019.

Board members and Treasurer Sanchez discussed the definition of capital improvement projects and monies set aside for the "six pack" projects.

**F. EXECUTIVE SESSION ITEMS: (NONE)****G. AGENDA ITEMS:****3. Amendment to TIRZ #2 Project and Financing Plan**

Resolution recommending adoption of an amendment to the revised project and financing plan for the Reinvestment Zone Number Two, Corpus Christi, Texas

Chairperson Smith referred to Item 3. Business Liaison Arlene Medrano stated that the purpose of this Item is to approve a resolution recommending adoption of an amendment to the revised project and financing plan for TIRZ #2 relating to Project #11 - Packery Channel Pavilion (Phase 5), Project #14 - Periodic Survey of Channel Conditions and Shoreline, and Project #18 - Contingency Fund.

Board members and Business Liaison Medrano discussed the following topics: that the contingency fund will allow more flexibility by not having to bring small expenditures to the Board at a meeting; the total amount of the contingency fund; and a request to ensure the Board is kept informed of such expenses.

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

**H. PRESENTATION ITEMS:****4. TIRZ #2 Feasibility Study by Community Development Solutions (CDS)**

Chairperson Smith referred to Item 4. Business Liaison Arlene Medrano stated that the purpose of this Item is to provide the results of the updated feasibility study and market analysis for TIRZ #2, conducted by Community Development Strategies (CDS).

President of CDS Steve Spillette and Vice President of CDS Brenda Crenshaw presented information on the following topics: components of the study; market study findings; TIRZ #2 projections; TIRZ #2 development projections for

residential units, retail/commercial square feet and hotel rooms; TIRZ #2 increment and revenue projections; strategic recommendations; the impact of the Park Road 22 bridge; place-making; differentiating the Island from other destinations; improving rights-of-way with pedestrian walk ways and bike paths/lanes; extending the life of TIRZ #2; and creating a new sense of destination for the Island.

Board members, Mr. Spillette, Ms. Crenshaw and Business Liaison Medrano discussed the following topics: the appreciation rate used to calculate the TIRZ #2 increment projections presented; a request for a table showing historical property values; the new statutorily defined limitation on increasing property tax revenues versus increases in property values; the current boundary of TIRZ #2; the area of the Island which TIRZ #2 comprises; and Lively Beach's concrete construction estimated property values.

Business Liaison Medrano presented information on the following topics: local economic development toolbox; how tax increment financing works; background on the current TIRZ #2; requirements relating to tax increment reinvestment zones; actions completed relating to renewing TIRZ #2; and next steps and associated timetable.

Board members, Mr. Spillette, Ms. Crenshaw, Treasurer Constance Sanchez and Business Liaison Medrano discussed the following topics: the effect on base values if TIRZ #2 expires; allowability of school districts' and colleges' participation in TIRZ #2; the duration of a renewal of TIRZ #2; when a tax increment reinvestment zone expires with respect to project costs; expanding the boundary of TIRZ #2; and desirable areas within TIRZ #2.

## **5. FY 2020 Preliminary Budget**

Chairperson Smith referred to Item 5. Director of the Office of Management and Budget (OMB) Eddie Houlihan presented the preliminary TIRZ #2 FY2020 budget.

Board Members and Director Houlihan discussed the following topics: actual monies available versus balances; revenues and expenditures; renewing TIRZ #2 to ensure monies are available for the dredging of Packery Channel versus utilizing funds from the City's General Fund if TIRZ #2 were to expire; the original reason for the creation of TIRZ #2; using TIRZ #2 as an economic development tool; and if renewing the TIRZ #2 requires a vote of the public.

## **6. TIRZ #2 Projects Update**

Chairperson Smith referred to Item 6.

Director of Engineering Services Jeff Edmonds presented information on, and discussed with board members, the following topics: list of projects; and projects' status and timelines.

Director Edmonds discussed a board member's question about channel monitoring.

## **7. Packery Monitoring Program Summary**

Chairperson Smith referred to Item 7. On behalf of Coastal Research Scientist Deidre D. Williams with the Conrad Blucher Institute, Texas A&M University Corpus Christi, who was not able to make today's meeting, Chairperson Smith presented information on the following topics: Ms. Williams' recommendation that Packery Channel should be dredged; implementation of dredging; challenges; nourishment footprint; recommended fill volume; beach width; beach closure requirements; target volume of sand needed for beach nourishment; post- and future-nourishment footprint; and present and proposed bollard adjustments.

Chairperson Smith called for comments from the public. William Goldston, 13721 Tajamar, spoke regarding bouys in shoaled areas.

A board member discussed the duration of temporary measures.

Chair of the Watershore and Beach Advisory Committee Cliff Schlabach spoke regarding safety on the beach and ensuring the City gets the word out regarding beach closures.

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

Chairperson Smith referred to Identify Future Agenda Items. The following items were identified: update on renewal of TIRZ #2; approval of the proposed budget; and project updates, including the Park Road 22 bridge and new projects.

#### **J. ADJOURNMENT**

The meeting was adjourned at 5:28 p.m.