



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 4

Tuesday, November 12, 2019

3:00 PM

Council Chambers

A. Board Chair to call the meeting to order.

Chairman Roy called the meeting to order at 3:27 p.m.

B. City Secretary Rebecca Huerta to call roll

Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Present 12 - Board Member Steve Banta, Board Member Roland Barrera, Vice Chair Barbara Canales, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Joe McComb, Board Member Ben Molina, Chair Everett Roy, Board Member Greg Smith, and Board Member Carolyn Vaughn

Absent 1 - Board Member Tom Schmid

C. PUBLIC COMMENT:

Chairman Roy called for Public Comment.

Carrie Robertson Meyer, 4401 Gulfbreeze Blvd., stated that she supports appointing a North Beach resident, who is a member of the North Beach Community Association, to the vacant Community Resident position on the Tax Increment Reinvestment Zone Number 4's (TIRZ#4) board of directors.

D. MINUTES: (NONE)

E. FINANCIAL REPORT: (NONE)

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

1. Election of a Vice-Chairman and other Officer(s), if appropriate

Chairman Roy referred to Item 1.

Board Member McComb made a motion to appoint Board Member Barbara Canales Vice Chairman, seconded by Board Member Banta and approved unanimously (Board Members Hunter and Schmid - absent).

Board Member Garza made a motion to appoint Rebecca L. Huerta Secretary, seconded by Board Member Barrera and approved unanimously (Board Members Hunter and Schmid - absent).

2. Motion approving the North Beach Tax Increment Reinvestment Zone (TIRZ #4) Project and Financing Plan and recommending City Council approval

Chairman Roy referred to Item 2.

Business Liaison Arlene Medrano stated that the purpose of this item is to approve the final project and financing plan; and to change in said plan, the word, "may" to "shall" wherein is addressed TIRZ#4 reimbursing the City for administrative items.

City Manager Peter Zanoni stated that the City has met with the developer to ensure the plan is conducive the developer's needs.

Board Member Roy made a motion to amend Item 2 to modify the language on page 15 of the project and financing plan, under administrative costs, changing the wording from, "Zone may reimburse the City" to "Zone shall reimburse the City", seconded by Board Member McComb and passed unanimously (Board Member Schmid - absent).

Board Member Garza made a motion to approve Item 2 as amended, seconded by Board Member Guajardo.

A board member and Business Liaison Medrano discussed the following topics: properties that are non-taxable in TIRZ#4, including City-owned properties; and that if the City were to sell City-owned property, within TIRZ#4's boundary, such property would be taxable if sold to a private buyer.

The motion to approve Item 2 as amended passed unanimously (Board Member Schmid - absent).

H. PRESENTATION ITEMS: (NONE)

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairman Roy referred to Identify Future Agenda Items.

The following items were discussed: the next TIRZ#4 meeting is on November 19, 2019 at 3:00 p.m. to approve a developer agreement and ratify the action taken during this meeting; discussing the pros and cons of the Grand Canal; having a joint workshop with Nueces County; North Beach drainage peer review of Urban Engineering's report with area engineers; developing cost estimates and revenue sources; interaction with the U.S. Army Corps of Engineers; the urgency of revitalizing North Beach; the dedication of a staff member to economic development on North Beach; keeping in mind the City's other priorities; the criticalness of cost estimates for the Grand Canal; working in cooperation with the Corpus Christi Regional Economic Development Corporation; design costs for the Grand Canal; drainage improvements on North Beach; obtaining permission from the U.S. Army Corps of Engineers to allow for cutting through the beach to reach the bay; available grants

specifically for this type of project; leveraging flood control grants; Del Mar College's participation and timeline to join the TIRZ#4.

J. ADJOURNMENT

The meeting was adjourned at 3:51 p.m.