



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 2

Tuesday, November 12, 2019

9:30 AM

Council Chambers

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

Chairman Smith called the meeting to order at 9:35 a.m.

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

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

Board Member Barrera arrived at 9:40 a.m. Board Member Joe McComb arrived at 9:46 a.m.

Present 12 - Chair Greg Smith, Board Member Roland Barrera, Board Member Rudy Garza, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Joe McComb, Board Member Ben Molina, Board Member Jim Needham, Board Member Sylvia Oliver, Board Member Gabriel Rivas, and Board Member Everett Roy

Absent 1 - Board Member Barbara Canales

C. PUBLIC COMMENT:

Public Comment was not considered.

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE BOARD OF DIRECTORS FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

1. MAKE A STATEMENT OF FACTUAL INFORMATION.

2. RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.

3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AN AGENDA AT A LATER DATE.

D. MINUTES:

1. Approval of Minutes of the August 20, 2019 Regular Meeting

Chairman Smith referred to approval of the minutes.

Board Member Garza made a motion to approve the minutes, seconded by Board Member Molina and passed unanimously (Board Members Barrera, Canales and McComb - absent).

H. PRESENTATION ITEMS:

4. Update on Park Road 22 Bridge and Developer Canal on North Padre Island

Chairman Smith deviated from the agenda and referred to Item 4.

Assistant City Manager Keith Selman presented information on the following topics: bond projects on the Island; land values; active Tax Increment Reinvestment Zone Number 2 (TIRZ#2) projects; proposed development rendering; and the Park Road 22 bridge.

At the request of Assistant City Manager Selman, Charles Duffley, with AXYS Group, IBC/Diamond Beach, discussed the following topics: history of the canal project; that the developer and the City now have a development agreement; that the developer has had engineering work performed for the canal and has gone out to bid and is now under contract to dredge and bulkhead the canal; and that the developer is now waiting on confirmation from the City that the City has the funds to build the bridge.

A board member and Mr. Duffley discussed the following topics: what the planned development would entail, including another hotel, short-term rentals, mixed use retail/condos and residential; and the estimated value of the planned development at build out.

Assistant City Manager Selman presented information on the following topics: Park Road 22 bridge construction funds; and 12-step agreement obligations.

Board members, Assistant City Manager Selman and Director of Engineering Services Jeff Edmonds discussed the following additional topics: the status of value engineering the cost of the Park Road 22 bridge; modifying its design to reduce costs after the contract is awarded; appropriating funds today; awarding the contract the way it was bid; securing funding, awarding the contract and then modifying the contract; risks to the City of awarding the contract; deductive change orders; the timeline to appropriate funds and award a contract; and the timeline for the developer to complete the items for which it is responsible.

E. FINANCIAL REPORT:

2. TIRZ #2 Financial Reports as September 30, 2019

Chairman Smith referred to Item 2.

Treasurer Alma Casas presented the Tax Increment Reinvestment Zone No. 2's (TIRZ #2) Financial Report as of September 30, 2019.

Board members, Treasurer Casas and Chief Financial Officer Constance Sanchez discussed the following topics: monies encumbered, reserved and unreserved in FYs 18/19 and 19/20; and the fund balance available in the Capital Improvement Plan (CIP) Fund.

F. EXECUTIVE SESSION ITEMS: (None)

G. AGENDA ITEMS:

3. Resolution recommending adoption of an amendment to the Project and Financing Plan for the Reinvestment Zone Number Two (TIRZ #2) to increase the Park Road 22 Bridge Project Cost by \$2,884,815.66 bringing the total TIRZ #2 contribution to the Project to \$6,884,815.66

Chairman Smith referred to Item 3.

Board Member Hunter made a motion to approve Item 3, seconded by Board Member Guajardo.

A board member and Assistant City Attorney Aimee Alcorn Reed discussed assignment of / amending of the original 380 agreement with Schlitterbahn to include Diamond Beach/AXYS Group/IBC; that the TIRZ#2 is not a party to the 380 agreement; and that the 380 agreement is a Council item.

The motion to approve Item 3 was passed unanimously (Board Member Canales - absent).

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairman Smith referred to Identify Future Agenda Items.

Board Members and Business Liaison Arlene Medrano discussed the following items: the next TIRZ#2 meeting will take place on December 10, 2019; an update on a 380 agreement and on the projects funded by TIRZ#2.

J. ADJOURNMENT

The meeting was adjourned at 10:03 a.m.