



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 4

---

Tuesday, December 17, 2019

3:00 PM

Council Chambers

---

**A. Chairman Everett Roy to call the meeting to order.**

Chairman Roy called the meeting to order at 3:22 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.

Chairman Roy recognized Carrie Meyer who was appointed by the Council to the board of directors of the Tax Increment Reinvestment Zone Number 4 (TIRZ#4) on December 17, 2019.

**Present** 13 - Chair Everett Roy, 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 Carrie Meyer, Board Member Ben Molina, Board Member Tom Schmid, Board Member Greg Smith, and Board Member Carolyn Vaughn

**Absent** 1 - Board Member Steve Banta

**C. PUBLIC COMMENT:**

Chairman Roy called for Public Comment. There were no comments from the public.

**D. MINUTES:**

**1. Approval of Minutes of the November 19, 2019 Regular Meeting**

Chairman Roy referred to Item 1.

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

**E. FINANCIAL REPORT: (NONE)**

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

**G. AGENDA ITEMS:**

2. Motion approving amendments to the Tax Increment Reinvestment Zone #4 Amended Project & Financing Plans regarding additional ad valorem property values within the zone, and other matters relating thereto.

Chairman Roy referred to Item 2.

Business Liaison Arlene Medrano stated that the purpose of this item is to amend the Project and Financing Plan to account for an increase in ad valorem revenue of \$2.5 million over twenty years and to adjust project expenses proportionately.

Board Member Guajardo made a motion to approve Item 2, seconded by Board Member Hunter.

Board members and Business Liaison Medrano discussed the following topics: that a canal will not solve drainage issues on North Beach; elevating North Beach; that the canal is an economic development initiative; amending the TIRZ#4 Project and Financing Plan to use monies set aside for incentives, to pay for the canal; that the canal is a drainage project and, therefore, the appropriateness of using TIRZ#4 monies for the canal; the appropriateness of discussing the canal during this TIRZ#4 meeting; that the canal is the backbone of drainage solutions on North Beach; and that the canal does not address the major problem of tidal flooding.

Item 2 passed unanimously (Board Members Hernandez and Banta - absent).

**H. PRESENTATION ITEMS: (NONE)**

**I. IDENTIFY FUTURE AGENDA ITEMS:**

Chairman Roy referred to Identify Future Agenda Items. Board members discussed the following items: committing monies from TIRZ#4 to the construction of a canal on North Beach; using hotel occupancy taxes for certain projects; establishing the best funding source for the canal on North Beach; review of TIRZ#4's Project and Financing Plan; review of the July 20, 2018 HDR Engineering drainage study; a public-private partnership (P3) arrangement to fund the canal on North Beach; and consulting public finance counsel, financial advisors and a hydrology expert and exploring grants and other funding opportunities related to the canal on North Beach.

**J. ADJOURNMENT**

The meeting was adjourned at 3:47 p.m.