



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 4

Tuesday, June 16, 2020

9:00 AM

Council Chambers

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. Chairman Everett Roy to call the meeting to order.

Chairman Roy called the meeting to order at 9:00 a.m.

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

TIRZ No. 4 Board Members:

- Steve Banta, Director of USS Lexington
- Roland Barrera, Council Member District 3
- Barbara Canales, Nueces County Judge
- Rudy Garza, Council Member At-Large
- Paulette Guajardo, Council Member At-Large
- Gil Hernandez, Council Member District 5
- Michael Hunter, Council Member At-Large
- Joe McComb, Mayor
- Carrie Robertson Meyer, Community Member
- Ben Molina, Council Member District 2
- Everett Roy, Council Member District 1
- Tom Schmid, Director of Texas State Aquarium
- Carol Scott, Chair, At Large, Del Mar College Board of Regents
- Greg Smith, Council Member District 4
- Carolyn Vaughn, Nueces County Commissioner, Precinct 1

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

NOTE: Vice Chairman Barbara Canales, Board Members Rudy Garza, Gil Hernandez, Carrie Robertson Meyer, Ben Molina, Carol Scott and Carolyn Vaughn participated by video conference. Board Member Michael Hunter participated telephonically.

- 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 Carol Scott, Board Member Greg Smith, and Board Member Carolyn Vaughn
- Absent** 2 - Board Member Steve Banta, and Board Member Tom Schmid

C. PUBLIC COMMENT:

There were no comments from the public.

PUBLIC COMMENT - AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THIS BOARD/COMMISSION/COMMITTEE(Board). To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and Boards. This meeting will be broadcast at [cctexas.com/services/council meeting-agendas-minutes-video](http://cctexas.com/services/council/meeting-agendas-minutes-video). Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the Boards should be provided in writing, in the form of an e-mail or by using the PUBLIC COMMENT/INPUT FORM located on the City Secretary's webpage (PREFERRED METHOD) and shall be e-mailed to NormaD2@cctexas.com no later than five minutes after the start of each meeting of the Board meetings. Testimony and/or public input shall be in accordance with the City Secretary's instructions, which shall be posted on the City Secretary Office's door and on the City website, and allow for electronic submission. The written public testimony shall be provided to members of the Boards prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the City Secretary's requirements and shall be placed into the record of each meeting. This testimony shall serve as the required public testimony pursuant to Texas Government Code 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference. The public may participate remotely by following the instructions of the City Secretary at cctexas.com/departments/city-secretary.

D. MINUTES:

1. Approval of Minutes of the Reinvestment Zone No. 4, March 17, 2020 Regular Meeting.

Chairman Roy referred to Item 1.

Board Member Smith made a motion to approve the minutes, seconded by Board Member Barrera and passed unanimously.

E. FINANCIAL REPORT: (None)**F. EXECUTIVE SESSION ITEMS: (None)****G. AGENDA ITEMS: (None)****H. PRESENTATION ITEMS:****2. Presentation of the Proposed FY 20-21 Reinvestment Zone #4 Budget**

Chairman Roy referred to Item 2.

Director of Management and Budget Eddie Houlihan presented information on the following topics: financial statement; beginning balance; total revenues; total expenditures; and net ending balance.

Boards Members, City Manager Peter Zanoni and Director Houlihan discussed the following topics: the Urban Engineering project will be paid over two years; Board Members' concern that the fund was to start accruing money to use for projects in the future, not to start repaying the City; the City was using County and Del Mar revenues to reimburse itself rather than keeping those funds in the TIRZ; the general fund pays for administrative costs to support the TIRZ-e.g. city secretary time, planning department, payroll, legal services, purchasing, overhead cost, etc.; Section 4b of the finance project plan states that it will anticipate transfer to the general fund; the TIRZ is anticipated to pay for North Beach activities such as workshops, postings to public hearing, and staffing time; Section 4a of the finance project plan states the budget is \$250,000; the charges will be seen only this fiscal year; a Board Member's request for a written plan of administrative charges going forward; there is a \$20 million cap on this TIRZ only; and all other TIRZ were approved by Council and do not have a cap.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairman Roy referred to Identify Future Agenda Items.

The following items were discussed: update on status of Frazier Hotel; written plan of the administrative charges moving forward; and a request for a presentation on the CDBG mitigation grant opportunity to fund North Beach drainage improvements and the Texas Water Development Board Grant.

J. ADJOURNMENT

The meeting was adjourned at 9:29 a.m.

** Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*