



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 4 - North Beach

---

Tuesday, October 20, 2020

9:30 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 9:37 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.

**NOTE: Carol Scott, Tom Schmid and Barbara Canales participated by video conference. Board Member Michael Hunter participated telephonically. Board Member McComb arrived at 9:43 a.m. and Board Member Banta-absent.**

**Present** 14 - Chair Everett Roy, Board Member Roland Barrera, Vice Chair Barbara Canales, Board Member Rudy Garza, Board Member Paulette M. 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 Carol Scott, Board Member Greg Smith, and Board Member Carolyn Vaughn

**Absent** 1 - Board Member Steve Banta

**C. PUBLIC COMMENT:**

Chairman Roy referred to Public Comment. There were no written public comments submitted.

**D. MINUTES:**

**1.** Approval of the Minutes of the Reinvestment Zone No. 4 September 22, 2020 Regular Meeting.

Chairman Roy referred to Item 1.

The following items were amended: in the future agenda items change "Bay" Vista Pointe to "La" Vista Pointe; and in Item 2 add the word "alone" to the following sentence: "a canal will not solve the drainage problem", which will now read, "a canal alone will not solve the drainage problem".

Chairman Roy made a motion to approve the minutes as amended, seconded by Board Member Schmid and passed unanimously.

E. **FINANCIAL REPORT: None**

F. **EXECUTIVE SESSION ITEMS: None**

G. **AGENDA ITEMS: None**

H. **PRESENTATION ITEMS:**

2. Introduction of Dr. Ray Perryman and his scope of work as contracted by Nueces County for the economic development impact on North Beach

Chairman Roy referred to Item 2.

Vice Chairman Judge Barbara Canales introduced Dr. Ray Perryman.

President/CEO of Perryman Group Dr. Ray Perryman discussed his experience and work in the Corpus Christi and the surrounding area. His firm was hired to analyze the economic impact on North Beach if major investment are made.

There were no questions from the Board.

3. Discussion on Tax Increment Reinvestment Zones (TIRZ) and details of the North Beach TIRZ #4

Chairman Roy referred to Item 3.

Director of Finance Heather Hurlbert presented information on the following topics: tax increment financing; how TIF's work; approved project plan summary; and Frazier Hotel project.

There were no questions from the Board.

4. Discussion on flooding of the turn-around on North Beach.

Chairman Roy referred to Item 4.

Assistant Director of Public Works Sarah Munoz presented information on the following topics: existing conditions; and proposed conditions.

Board Members and Assistant Director Munoz discussed the following topics: it is unknown how long the pipe has been inoperative; asking TxDOT to pump out water until the pipe is repaired; the pipe in question is an 18-inch storm water pipe; TxDOT has discussed in-roadway grates and inlets as two preliminary options to address flooding; ensuring that City engineering services, storm water department and City consultants are coordinating with TxDOT to address drainage issues; and the importance of the City working with TxDOT to keep this project moving forward in a timely manner.

**I. IDENTIFY FUTURE AGENDA ITEMS:**

**Chairman Roy referred to Identify Future Agenda Items.**

**The following items were discussed: Board Member Schmid requested a special meeting in November or December to discuss the results of the LAN study; in response to Mr. Schmid's request, City Manager Peter Zanoni said since the LAN study was commissioned by City Council, staff planned to brief the Council on the results of the study in December and could brief the TIRZ board at their next regularly scheduled meeting in January; Board Member Canales requested that a briefing on the results of the County's Maldonado-Burkett traffic study regarding the North Beach/Harbor Bridge opening be placed on the agenda, preferably in November or December; Board Member Smith thanked Chairman Roy for his leadership and service on this board; and Board Member Meyer requested a special meeting in November or December to discuss TxDOT's plan for the underpass and to hear a briefing on the Maldonado-Burkett traffic study.**

**J. ADJOURNMENT**

**This meeting was adjourned at 10:24 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.*