



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, March 16, 2021

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 Billy Lerma to call the meeting to order.

Chairman Lerma called the meeting to order at 9:06 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: Board Members Steve Banta, Carol Scott, Tom Schmid and Michael Hunter participated by video conference.

Present 14 - Board Member Steve Banta, Board Member Roland Barrera, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Ben Molina, Board Member Tom Schmid, Board Member Carol Scott, Board Member Greg Smith, Billy A. Lerma, Barbara Canales, John Martinez, Mike Pusley, and Kenneth Berry

Absent 1 - Board Member Carolyn Vaughn

C. PUBLIC COMMENT:

Chairman Lerma referred to Public Comment.

The following citizen called in support of Item 4: Carrie Meyer, 4401 Gulfbreeze Blvd.

D. MINUTES:

1. Approval of the Minutes of the Reinvestment Zone No. 4 October 20, 2020 Regular Meeting.

Chairman Lerma referred to Item 1.

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

E. FINANCIAL REPORT:

2. TIRZ #4 Financial Reports as of January 31, 2021

Chairman Lerma referred to Item 2.

Director of Finance Heather Hurlbert presented information on the following topics: financial position for the four months ended January 31, 2021; revenues; expenditures; and ending fund balance.

There were no questions from the Board.

F. EXECUTIVE SESSION ITEMS: NONE

G. AGENDA ITEMS:

3. Motion approving a Tax Increment Reinvestment Zone #4 Board Meeting Calendar.

Chairman Lerma referred to Item 3.

Senior Management Analyst Randy Almaguer presented the TIRZ #4 Board Meeting Calendar.

There were no questions from the Board.

Board Member Smith made a motion to approve this motion, seconded by Board Member Molina. This motion was passed and approved with the following vote:

Aye: 14 - Board Member Banta, Board Member Barrera, Board Member Guajardo, Board Member Hernandez, Board Member Hunter, Board Member Molina, Board Member Schmid, Board Member Scott, Board Member Smith, Lerma, Canales, Martinez, Pusley, and Berry

Absent: 1 - Board Member Vaughn

Abstained: 0

H. PRESENTATION ITEMS:

4. Dr. Ray Perryman presentation on the results of the economic impact study as contracted by Nueces County on North Beach.

Chairman Lerma referred to Item 4.

Dr. Ray Perryman presented information on the following topics: potential impact of development of North Beach; scope of the study; North Beach development; construction; ongoing benefits; potential fiscal benefits; conclusion; and effective economic accessible analysis.

Board Members and Dr. Perryman discussed the following topics: the total expenditures include public and private infrastructure; this report provides an understanding of the economic impact that this project can provide to our

area; and the key component of this project is the navigable canal to help with drainage issues.

I. IDENTIFY FUTURE AGENDA ITEMS:

Chairman Lerma referred to Identify Future Agenda Items.

The following items were discussed: Board Member Smith made a request to address short-term issues on North Beach; Board Member Hernandez requested a report from Mott MacDonald; and Board Member Pusley requested that future agenda items be removed from the agenda.

Chairman Lerma stated that future agenda items section will be removed from the agenda and will follow the same protocol as council meetings.

J. ADJOURNMENT

This meeting was adjourned at 9:51 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.*