



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, May 18, 2021

9:30 AM

Council Chambers

SPECIAL MEETING

A. Chair Billy Lerma to call the meeting to order.

Chairman Lerma called the meeting to order at 9:32 a.m.

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

- Billy Lerma (Chair), Council Member District 1
- Barbara Canales (Vice-Chair), Nueces County Judge
- Roland Barrera, Council Member District 3
- Paulette Guajardo, Mayor
- Gil Hernandez, Council Member District 5
- Michael Hunter, Council Member At-Large
- John Martinez, Council Member At-Large
- Ben Molina, Council Member District 2
- Mike Pusley, Council Member At-Large
- Greg Smith, Council Member District 4
- Carolyn Vaughn, Nueces County
- Steve Banta, Director of USS Lexington
- Kenneth Berry, Community Member
- Tom Schmid, Director of Texas State Aquarium
- Carol Scott, At Large Del Mar College Board of Regents

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, Barbara Canales, Tom Schmid and Carolyn Vaughn participated by video conference. Board Member Paulette Guajardo arrived at 9:37 a.m.

Present	14 - Chair Billy A. Lerma, Board Member Steve Banta, Board Member Roland Barrera, Board Member Kenneth Berry, Vice Chair Barbara Canales, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, Board Member Tom Schmid, Board Member Greg Smith, and Board Member Carolyn Vaughn
Absent	1 - Board Member Carol Scott

C. PUBLIC COMMENT:

Chairman Lerma referred to Public Comment.

The following citizen called in support of the Las Casitas del Mar project: Carrie Meyer, 4401 Gulfbreeze Blvd.

D. MINUTES: NONE

E. FINANCIAL REPORT: None

G. AGENDA ITEMS:

2. [21-0578](#) Motion approving a third amendment to the Tax Increment Reinvestment Zone (TIRZ) #4 Project and Financing Plan which modifies two of the incentive programs.

Chairman Lerma referred to Item 2.

Senior Management Analyst Randy Almaguer presented the following information: this is the third amendment to the project and financing plan for Tax Reinvestment Zone No. 4; and the purpose is to modify the project specific development agreement and the North Beach Living Initiative.

Board Members, Attorney Aimee Alcorn-Reed, City Manager Peter Zanoni and Director of Finance Heather Hurlbert discussed the following topics: no funds are committed until the Certificate of Occupancy is complete; these changes are consistent with the changes made in the incentive programs for TIRZ #3 to help promote smaller, incremental development; this project will not be eligible if these financing changes are not made; all of these changes encourage development and incentivize other projects; the only project currently under TIRZ #4 is the Frazier Hotel; and a Board Member's concern that there is a perception about changing the rules to fit a project.

Vice Chair Canales made a motion to approve the motion, seconded by Board Member Hunter. This Motion was passed and approved with the following vote:

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

Absent: 1 - Board Member Scott

Abstained: 0

F. EXECUTIVE SESSION ITEMS:

The Board went into Executive Session at 10:02 a.m. The Board returned from

Executive Session at 10:30 a.m.

1. [21-0587](#) **Executive session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving Date Tree Holdings LLC, and/or other entities involved with a development at or near 4606 Gulf Breeze Blvd on North Beach; **and pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations and/or financial or other incentives involving said business prospect.

This E-Session Item was discussed in executive session.

Developer Ulysses Awsumb, Board Members, Attorney Aimee Alcorn-Reed and City Manager Peter Zanoni discussed the following topics: the developer is looking for a long-term rental project; the architectural look will be a modern stucco finish; a Board Member's request for more illustrations and details before making a decision to move forward; the next step is to get the Planned Urban Development (PUD) circulated; this project was fully funded at the end of 2020; and the timeline for completion is dedicated to how much money is funded.

The following motion was considered:

Board Member Berry made a motion authorizing staff to negotiate an agreement with Date Tree Holdings, LLC, and bring it back to the Board on the earliest date possible for approval, seconded by Board Member Pusley.

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

Absent: 1 - Board Member Scott

Abstained: 0

H. **PRESENTATION ITEMS: None**

I. **ADJOURNMENT**

This meeting was adjourned at 10:54 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.*