



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 4 - North Beach

Tuesday, June 29, 2021

9:30 AM

Council Chambers

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

Chairman Lerma called the meeting to order at 9:35 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 Carol Scott and Carolyn Vaughn participated by video conference. Board Member John Martinez arrived at 9:43 a.m.

Present 10 - Chair Billy A. Lerma, Board Member Steve Banta, Board Member Roland Barrera, Board Member Kenneth Berry, Board Member Paulette M. Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Mike Pusley, Board Member Carol Scott, and Board Member Carolyn Vaughn

Absent 5 - Vice Chair Barbara Canales, Board Member Michael Hunter, Board Member Ben Molina, Board Member Tom Schmid, and Board Member Greg Smith

C. PUBLIC COMMENT:

Chairman Lerma referred to Public Comment. There were no comments.

D. MINUTES:

- 21-0603** Approval of the Minutes of the March 16, 2021 Reinvestment Zone No. 4 Regular Meeting and May 18, 2021 Special Meeting.

Chairman Lerma referred to Item 1.

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

E. FINANCIAL REPORT:

- [21-0664](#) TIRZ #4 Financial Reports as of April 30, 2021

Chairman Lerma referred to Item 2.

Director of Finance Heather Hurlbert presented the financial position for the seven

months ended April 30, 2021.

There were no questions from the Board.

F. EXECUTIVE SESSION ITEMS:

G. AGENDA ITEMS:

3. [21-0764](#) Motion to approve a Development Reimbursement Agreement with Date Tree Holdings, LLC. for improvements and projects located at 4606 Gulf Breeze Blvd. for a total incentive amount not to exceed \$369,883.00 and a completion date on or before July 31, 2023.

Chairman Lerma referred to Item 3.

Senior Management Analyst Randy Almaguer presented information on the following topics: Las Casitas del Mar; site address; site location; site plan; condo floor plans; duplex floor plans; concept-landscape; concept-solar panels; examples; project economics; and recommendation.

Board Members, City Manager Peter Zanoni, Mr. Almaguer and Assistant City Attorney Aimee Alcorn-Reed discussed the following topics: the property will be elevated 6.5 feet; a Board Member's request for more specifics about what the developer is envisioning to build; white stucco will do better in a beach environment; the proposed zoning will go to Council in August; the standard practice is to approve incentives prior to the permitting process; the planning commission approved the Planned Unit Development (PUD); and TIRZ #4 incentive expires on December 31, 2039.

Chairman Lerma opened the public comment.

Carrie Robertson Meyer, 4401 Gulfbreeze Blvd., spoke in support of Item 3.

Developer Gordon Awsumb, 1 Virginia Hills Dr., stated that he plans to build an elegant Spanish Mediterranean project that will compete with The Lighthouse, and that he is hoping to start construction this year.

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

Aye: 10 - Chair Lerma, Board Member Banta, Board Member Barrera, Board Member Berry, Board Member Guajardo, Board Member Hernandez, Board Member Martinez, Board Member Pusley, Board Member Scott, and Board Member Vaughn

Absent: 5 - Vice Chair Canales, Board Member Hunter, Board Member Molina, Board Member Schmid, and Board Member Smith

Abstained: 0

H. PRESENTATION ITEMS:

4. [21-0731](#) Presentation of the Proposed FY 21-22 Reinvestment Zone #4 Budget

Chairman Lerma referred to Item 4.

Director of Management and Budget Eddie Houlihan presented information on the following topics: budgeted revenues; proposed expenses; and budget overview.

There were no questions from the Board.

I. ADJOURNMENT

This meeting was adjourned at 10:10 a.m.