



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Reinvestment Zone No. 4 - North Beach

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Tuesday, May 17, 2022

9:00 AM

Council Chambers

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#### SPECIAL MEETING

**A. Chairman Billy Lerma to call the meeting to order.**

Chairman Lerma called the meeting to order at 9:38 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 Member Smith arrived at 9:24 a.m. and Board Member Barrera arrived at 9:38 a.m. Board Member Canales participated by video conference at 9:24 a.m.

**Present**      11 - Chair Billy A. Lerma, Board Member Steve Banta, Board Member Roland Barrera, Board Member Kenneth Berry, Vice Chair Barbara Canales, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member John Martinez, Board Member Ben Molina, Board Member Mike Pusley, and Board Member Greg Smith

**Absent**        4 - Board Member Michael Hunter, Board Member Carol Scott, Board Member Jesse Gilbert, and Board Member Roberto G. Hernandez

**C. PUBLIC COMMENT:**

Chairman Lerma called for public comment.

The following citizens spoke in support of better drainage and improved developments on North Beach: Carrie Meyer, 4401 Gulfbreeze Blvd.; Barbara Welder, 202 Reef Ave.; and Ellen Meyers, Aransas Pass, TX.

**D. MINUTES: None**

**E. FINANCIAL REPORT: None**

**F. EXECUTIVE SESSION ITEMS: None**

**G. AGENDA ITEMS:**

1. [22-0763](#) Motion to approve a Development Reimbursement Agreement with Blue Marlin Holdings, LLC for improvements to the RV Park located at 5100 Timon Blvd.,

including infrastructure and drainage improvements that benefit the TIRZ #4, for a total incentive amount not to exceed \$329,940 and a completion date on or before December 31, 2023.

Chairman Lerma referred to item 1.

Director of Finance Heather Hurlbert presented information on the following topics: Puerto Del Sol RV Park; project site; past projects by developer-Lafittes Hideout, Port Aransas, Tx; Port Aransas RV Resorts, Port Aransas, Tx; IB Magee Beach Park, Port Aransas, Tx; project details; current state of Puerto del Sol RV Park; current bulkhead; current parking pads; overhead powerlines; Puerto del Sol RV Park-concept renderings aerial view; front entrance; pool and pergola; waterside view; total project cost; eligible costs for reimbursement; and recommendation: paid in two equal payments.

Council Members and Director Hurlbert discussed the following topics: a Board Member's concern about how North Beach will benefit from an RV park; the improvements to this property will be valued at almost \$2 million; and the TIRZ board can increase or decrease the amount that is awarded.

**Aye:** 9 - Chair Billy A. Lerma, Board Member Steve Banta, Board Member Roland Barrera, Board Member Kenneth Berry, Vice Chair Barbara Canales, Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member John Martinez, and Board Member Ben Molina

**Nay:** 2 - Board Member Mike Pusley, and Board Member Greg Smith

**Absent:** 4 - Board Member Michael Hunter, Board Member Carol Scott, Board Member Jesse Gilbert, and Board Member Roberto G. Hernandez

**Abstained:** 0

## H. PRESENTATION ITEMS:

### 2. [22-0928](#) Presentation on North Beach Drainage.

Chairman Lerma referred to Item 2.

President and CEO of Blackard Global Jeff Blackard presented information on the following topics: Rincon Point/North Beach-1925; North Beach-1956; and North Beach-1971.

Board Members, City Manager Peter Zanoni and Mr. Blackard discussed the following topics: the idea is to create a canal to bring water closer to North Beach; the proposal is for the City to contribute \$3.5 million for engineering, the Port of Corpus Christi to contribute \$1 million for design of canal and permitting, and for Nueces County to contribute \$250,000 for permitting; Mr. Blackard currently does not have an agreement with the Port; a Board Member's concern about cutting off direct access to North Beach; Board Members' desire to develop a drainage solution; the City has \$5 million to spend on a drainage solution; and there were legal issues with the \$42 million contract that was

presented to Council.

**I. ADJOURNMENT**

This meeting was adjourned at 10:47 a.m.