



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Reinvestment Zone No. 2 - Island

Tuesday, January 23, 2024

9:30 AM Corpus Christi Regional Transportation Authority, 602 N.
Staples St., 2nd Floor Board Room (Rm. 210)

SPECIAL MEETING

A. Vice Chair Mike Pusley to call the meeting to order.

Vice Chair Pusley called the meeting to order at 9:39 a.m.

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

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Note: Board Member Suckley attended by video conference.

Present 8 - Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Vice Chair Mike Pusley, Chair Dan Suckley, Board Member Sylvia Campos, Board Member John Marez, and Board Member Brent Chesney

Absent 6 - Board Member Roland Barrera, Board Member Libby Averyt, Board Member Jim Klein, Board Member Connie Scott, Board Member Joe A. Gonzalez, and Board Member Everett Roy

C. PUBLIC COMMENT:

Vice Chair Pusley referred to Public Comment.

There were no comments from the public.

D. MINUTES: (NONE)

E. FINANCIAL REPORT: (NONE)

F. EXECUTIVE SESSION ITEMS: (NONE)

G. AGENDA ITEMS:

1. [24-0138](#)

Motion approving Tax Increment Reinvestment Zone #2 Board Meeting Calendar

Vice Chair Pusley referred to Item 1.

There were no comments from the Board Members.

Board Member Guajardo moved to approve the motion, seconded by Board Member Hunter. This Motion was passed and approved with the following vote:

Aye: 8 - Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member John Marez, and Board Member Brent Chesney

Absent: 6 - Board Member Roland Barrera, Board Member Libby Averyt, Board Member Jim Klein, Board Member Connie Scott, Board Member Joe Gonzalez, and Board Member Everett Roy

Abstained: 0

2. [24-0144](#) Motion authorizing the addition of the Whitecap and Gypsy Bridges scour protection project to the Adopted FY 2024 CIP Plan and appropriation and expenditure of additional TIRZ #2 Funds in the amount of \$1,500,000.00 from the unreserved fund balance in the TIRZ #2 Fund to address scour potential at the Whitecap and Gypsy Bridges and authorizing the transfer from the TIRZ #2 Fund to the TIRZ #2 Capital Improvement Fund.

Vice Chair Pusley referred to Item 2.

Director of Engineering Services Jeff Edmonds presented information on the following topics: Whitecap Blvd. and Gypsy Street vicinity map; bridge failure due to scour simplified illustration; Gypsy Street bridge cross section; Gypsy Street conceptual repair cross section; and bridge scour protection project key points.

Board Members, City Manager Peter Zanoni, Director Edmonds, and Vice President of LJA Engineering Jeff Coym discussed the following topics: the \$1.5 million covers both bridge structures; and the earthen dams will be removed from the Don Patricio Bridge before the scour protection is complete.

Board Member Suckley moved to approve the motion, seconded by Board Member Hernandez. This Motion was passed and approved with the following vote:

Aye: 8 - Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member John Marez, and Board Member Brent Chesney

Absent: 6 - Board Member Roland Barrera, Board Member Libby Averyt, Board Member Jim Klein, Board Member Connie Scott, Board Member Joe Gonzalez, and Board Member Everett Roy

Abstained: 0

3. [24-0139](#) Motion authorizing an amendment to the TIRZ #2 Development Reimbursement Agreement with Ashlar Interests, LLC, for the Whitecap development, which increases the reimbursement by an amount not to exceed \$14,000,000 for additional public improvements projects related to the

large-scale development in the Zone, with a total reimbursement amount not to exceed \$25,500,000.

Vice Chair Pusley referred to Item 3.

Assistant City Manager Heather Hurlbert stated that this item is to amend the development agreement with Ashlar Interests LLC from September 2023.

There were no comments from the Board Members.

Board Member Hunter moved to approve the motion, seconded by Board Member Suckley. This Motion was passed and approved with the following vote:

Aye: 8 - Board Member Paulette Guajardo, Board Member Gil Hernandez, Board Member Michael Hunter, Board Member Mike Pusley, Board Member Dan Suckley, Board Member Sylvia Campos, Board Member John Marez, and Board Member Brent Chesney

Absent: 6 - Board Member Roland Barrera, Board Member Libby Averyt, Board Member Jim Klein, Board Member Connie Scott, Board Member Joe Gonzalez, and Board Member Everett Roy

Abstained: 0

H. PRESENTATION ITEMS: (NONE)

I. ADJOURNMENT

There being no further business, Vice Chair Pusley adjourned this meeting at 9:55 a.m.