

**North Beach Community Association
Minutes Membership Meeting
July 13, 2023 - Las Brisas condos**

Board members present: Ron Graban, Dolores Vela, Michael Kennedy, Carrie Meyer, Manny Portillo, Tracy Jackson, Bob Catalano, Lynn Frazier. Denise Scott is back. (Not present - MariAnne Gill)

Advisory Committee: Pete Meyer, Lel & Edwin Arandela

6:03 PM - President Ron Graban brings the meeting to order. "North Beach has reached a critical mass." Recognizes Board members.

May Minutes - Manny makes motion to approve, Michael 2nd, minutes approved

History Plaza Petition - Michale makes a motion to accept the petition as written (printed copy included with minutes), Dolores 2nds, passes unanimously.

Ron: Good things are happening on North Beach. How many like the beach balls? Lynn and I got together to do that, to make NB more inviting.

Councilman Everett Roy has been instrumental in what has been happening. Four years ago we were standing at Surfside Park talking about what to do with the bathrooms. In a couple of weeks the renovation project will be starting. Aquarium has expanded with the Wildlife Rescue Center. North end with Mr. Frazier's Lighthouse and the new RV Park. In a couple of weeks, the city will produce a document for property owners who want to raise their properties. It will be an official policy that says: Here's how we can move forward. That is huge. I'm glad that Everett's here. He's brought Code Enforcement tonight. If you don't bring things to the city's attention, things can slide.

Lynn Frazier says that he has sent a letter to Peter Zaroni asking for guidance on the bridge dirt. He sent it yesterday so hasn't heard back yet.

Everett Roy - We'll have our own dedicated Code Enforcement Officer for District 1.

Tracey Cantu - Assistant Director of Dev Services, which Code Enforcement now falls under. Program Manager **Michael Gutierrez**, been with us for 14 years. District 1 Senior Officer **Mike Shelton** (he leaves cards - mikesh@cctexas.com, 361-945-0275) - he is our go-to guy. If you have issues that need attention, he is your boots on the ground.

Everett - I want Mike Shelton to drive around and make an in depth assessment of the Code violations on North Beach. Examples: Tall grass, litter, abandoned cars, blighted structures. We will continue to make improvements. It's the jewel of Corpus Christi. More visitors come to this area and it forms their first perception and their last perception of our city.

Tracey Cantu - To report a complaint, call 311 or 361-826-3046. It will go into the system and go to the assigned officer for North Beach, Sam Gomez. Mike Shelton is the senior over District 1. Our goal is to respond within 5 days.

Marion Elder: So we don't confuse you with Parks & Rec. ... What is the difference?

Tracey - Code Enforcement deals with private property. Parks maintains the beach and parks. Code Enforcement example: Vacant house - if you see someone in a vacant house report it. We will partner with the police if someone is in there who is not supposed to be.

Everett - DIRT - I want to thank several of you who have been helping with this dirt issue. Carrie was the guinea pig for the dirt. We made sure her project followed the right rules, did the right things, so she got a permit. The process shouldn't be so burdensome for property owners. At that time, the city staff were kind of forming the rules as they went along. But now we have engineer Scott Harris of LAN looking at the entire area and will come up with a policy for adding fill dirt here that will be released soon.

Everett - North Beach History Plaza - I was on Council when we brought it into fruition. Re: NBCA's request for Phase 3 of the History Plaza - We'll get it done. We just started our budget process and I am going to communicate a sense of urgency for that.

PowerPoint Presentation - (Everett will send Carrie a copy of the powerpoint for NBCA website.) Starts with Drainage Improvement Project Plan - this project evolved (from the navigable canal to Linear Parkway). Went thru 4 years of engineering studies. The new plan will mitigate flooding and help with drainage, but also help raise the elevation because that will help solve the issue of tidal inundation flooding the roads and properties. The Drainage Project will be implemented into 3 Phases. From Surfside Park to north end is Phase 1, which is what Scott Harris (LAN) is working on now.

North Beach Assets - We will make sure that the drainage plan will not impact any of the existing assets.

Drainage Plan - We found out through a series of previous outreach meetings that what the community wants in this drainage plan is: better pedestrian connectivity, kayaking, maintain water quality. This Linear Parkway will add a natural beauty to the area.

Phase 1 includes:

Surfside Park (\$4.5 million thru Bond 2020) - making it safer, higher

Linear Canal - \$7 million (including \$5 million from federal govt)

Question: Who is working as a liaison to speed up the process for North Beach?

Everett: Carrie and Lynn and others do communicate with the city. As a City Council member, I'm ultimately responsible for it. But we have city staff to help as well. The City Manager is responsible for moving those projects along.

Carrie: NBCA President **Ron Graban** is a liaison for the neighborhood and is in frequent contact with elected leaders and city staff. You can contact him for help (or me).

TIRZ 4

Everett - The money in the TIRZ is used just for North Beach. I got that going during my first term. (NBCA started the initiative to form a TIRZ in 2015.) Now you have a mechanism thru the TIRZ. I want to come back and bring the city staffers from the TIRZ and do a workshop.

Carrie mentions that **Catherine Garcia** is here tonight. Catherine is the TIRZ Community Representative that Everett appointed to the TIRZ Board to represent North Beach residents in

February. "I'm from CC. I have lived in San Antonio for 20 years and I just moved back to Corpus. I started a new position here and my parents live here. I live in The Harbors. I have been in touch with Ron and he keeps me informed." Catherine is renting a house on Enchanted Harbor in The Harbors and has lived there for almost a year. This was her first NBCA meeting.

Everett - TIRZ can be complicated. But I went to city staff and asked them to increase the \$10,000 incentive to \$30,000 incentive (per unit) to encourage development.

Sept 21 will be the TIRZ workshop here with city staff. We can hold it wherever you see fit.

Past TIRZ funded projects:

Las Casitas del Mar - Gordon's project on the 4600 block of Gulfbreeze. \$229,000 incentive

Breakers Condos - \$32,375 project - replace fence and replace some balcony railings.

Question: Could new street lighting for The Harbors qualify? **Everett:** I believe it would.

RV Park - landscaping, elevating, before and after photos

Everett - We have a new city staff member named Jason Alanese. His job is to let people know about these TIRZ incentives.

Question from lady from Our Lady Star of the Sea - We need our potholes around the church fixed.

Everett: "I will get your potholes fixed. I just need the address. I challenged the staff to use the hot mix, not the cold mix. Now only supposed to use hot mix.

Michael Kennedy - Beach Place needs help elevating their parking lot. **Everett** - I will touch base with Scott Harris. Send his contact info to **Everett**

Everett – House Bill 5012 - if we don't use it, it will go to another Texas city. (Bill summary: Gives authority of certain municipalities to use certain tax revenue for hotel and convention center projects and other qualified projects.) Corpus Christi put together a proposal and it got approved. It gave us \$180-\$200 million to improve the convention center and build a public-private hotel. That matters to North Beach because of the close proximity. I'm looking at a full-scale marine taxi service between CC Marina to North Beach. Looking at a joint venture with RTA. Carrie mentions the former RTA Harbor Ferry that operated for years before RTA canceled it.

Two-way frontage roads

Carrie and Lynn Frazier have been discussing asking TxDOT to change the Hwy 181 frontage roads north of Beach Ave to 2-way to prevent vehicles from having to use the underpass on the north end as it is too low and floods on a regular basis, despite "improvements" made by TxDOT. Having both frontage roads 2-way north of Beach Ave would improve safety and allow people to get to the Lighthouse or the RV Park without having to use the north end underpass.

Meal served - Ron provides sandwiches and fruit, people put donations in a jar to help reimburse his cost. Some members also brought side dishes.