

Minutes NBCA Membership Meeting

Thursday, September 21, 2023

Las Brisa's Meeting Room

Call to order: President Ron Graban calls meeting to order at 6:01 PM

Board members present: Ron Graban, Lynn Frazier, Tracy Jackson, Manny Portillo and Michael Kenndy. Not present: Dolores Vela (sick), Carrie Meyer (out of town)

Advisory Committee Members present: Lel and Edwin Abella-Arandela, Denise Scott

Financial Report: \$5,200 is designated for NB History Plaza. \$1,437.06 designated for Dolphin Park. \$2,537.86 available for NBCA use. Total \$9,174.92. Treasurer Michael Kennedy informed the membership that all the condos had paid their \$250 annual "Group Membership" which makes all their HOA members also members of NBCA..

Dirt Update: Ron gave a brief synopsis of City Council's recent 1st reading adoption of its new dirt policy for property owners looking to improve their drainage. It was made clear that the policy is not perfect and subject to interpretation, which city officials assured us would not be onerous. We will see. Ron asked that the membership be patient with the city on this issue.

TIRZ: At 6:12 Ron introduced Heather Hurlbert, the City of Corpus Christi's Assistant City Manager, who oversees Parks and Recreation, Airport, Economic Development, and Information Technology. She presented handouts to the members about the Tax Increment Reinvestment Zone program for North Beach. She provided comprehensive details of the program and answered many questions. Members seemed interested in knowing how the money could be used on private property, as well as on public areas. Longtime property owner and builder of Las Brisas, Ralph Durden, saw a weakness in the paperwork, which would allow TIRZ money to be used for renovating existing structures. Heather pointed out that the money was not able to be used for existing property renovations. Michael Kenny asked how the new Las Casitas del Mar development project would affect the adjacent condos at The Beach Place, since the development site was supposed to be elevated 3-4 feet. Heather explained that the builder Gordon Awswab had reduced the site elevation of the project, so there should be no flooding issues for neighboring properties as a result of the new construction.

The meeting was adjourned at 6:59 PM