

MINUTES OF THE CALLED MEETING  
OF THE BOARD OF REGENTS OF THE DEL MAR COLLEGE DISTRICT  
December 18, 2000

The called meeting of the Board of Regents of the Del Mar College District opened in Room 102, Barth Learning Resources Center, Del Mar College West Campus, Old Brownsville Road, Corpus Christi, Texas, at 12:00 p.m. on Monday, December 18, 2000, with the following present:

From the Board:

Mrs. Chris Adler, Rev. Willie Davila, Mrs. Olga Gonzales, Mr. Jacob Muñoz, Mr. Gabe Rivas, Mrs. Dorothy Spann, and Ms. Beverly Winters (arrived at 12:31 p.m.).

From the College:

Dr. Terry Dicianna, President; Mrs. Vickie Natale, Dean of Administrative Services; Ms. Barbara Riley, Executive Secretary to Vice President of Business and Finance; and other administrators, faculty, and staff.

From the Attorney's Office:

Mr. Stephen Hilmy.

Others:

Mr. Tom Utter and other representatives with the City of Corpus Christi; and other interested citizens.

Ms. Olga Gonzales, president of the Board, presided and called the meeting to order. With a quorum present, Mrs. Gonzales requested a moment of silence.

Several individuals signed up to address the Board under Public Comments.

Ms. Betty Spencer urged the Board not to participate in the Padre Island Tax Increment Reinvestment Zone because she felt the project was "utter nonsense," the voters had previously turned it down, and the tax dollars should be used for students' education.

Dr. Henry Berryhill, retired USCG, read an excerpt from the study conducted by the Corp of Engineers and a study by Dr. Robert Morton. He expressed his opposition to the reinvestment zone.

Dr. Grady Blount signed up but was not in attendance.

Ms. Pat Suter, retired professor of chemistry at Del Mar College and representing the Sierra Club, provided a review of the history of the Packery Channel issue. She commented that she had spoken with Senator Carlos Truan on the issue and that he had expressed his dissatisfaction with public institutions spending tax dollars in hopes of getting monies 20 years later.

Mr. Jose Marroquin expressed his opposition to the reinvestment zone and asked the Board to respect the wishes of the taxpayers and be responsible to the education of children.

Mr. Joe McComb, representing Nueces County, encouraged the Board's participation in the reinvestment zone. He pointed out that it would make job opportunities available for students in some of the College's programs, and eventually expand the tax base. Mr. McComb also reported that he had not received any negative comments from those who had reviewed the study.

(Mrs. Winters arrived.)

Mr. Ray Hasker, of 1813 Wallace, expressed his opposition to the reinvestment zone and questioned why contractors and realtors were not investing their monies in the project, instead of using tax dollars.

Mr. Bill Kopecky, a former Del Mar College student, commented on the natural growth within the reinvestment zone, and reminded the Board that they did not have to participate at 100%, but could do so partially.

Mr. Bill Alling, representing Green Party, also addressed the Board regarding the reinvestment zone. He announced that their position was that the decision should be made by a vote of the people, and requested the Board defer a decision until such time.

Mr. Joe O'Brien, with the Taxpayers' Association, stated his objections to the College's participation in the reinvestment zone, and asked the Board to consider the natural growth, enrollment decline, and use of tax dollars.

Mr. Jeff Frohm, Padre Island Business Association, asked that the Board to support the Packery Channel project. He reminded the Board that many businesses and conservation agencies had reviewed the study and hearings had been held. Mr. Frohm asked the Board use the facts and analysis when making their decision, and urged them to join with the City and County in support of the project.

Ms. Mary Beth Nelson asked the Board to consider the public's wishes concerning the reinvestment zone and to research the issue more. She suggested the Board get another opinion and review other areas where this has already been done.

Mr. Bryan McCool, precinct 87 chairman, commented on the difference between the land on the island and where the campus is situated. He recommended that the College not get involved in the Packery Channel issue and that the item be tabled.

The Executive Director of the Corpus Christi Apartment Association, Ms. Becky Dumphy, expressed the Association's support of the reinvestment zone as a way of promoting economic development, and urged the Board's participation.

Mr. Lewis Lovelace, a concerned citizen and graduate of Del Mar College and A&I Kingsville, asked that the Board not participate in the reinvestment zone. He suggested that private industries get involved and not use public monies.

Mr. Gene Gurnsey, who resides on Padre Island, asked the Board, as leaders in the community, to support the reinvestment zone project, and spoke of the opportunities for many people that the project would provide.

No one else signed up or requested to address the Board under Public Comments.

The first item of business was discussion of the proposed Interlocal Agreement with the City of Corpus Christi concerning the Padre Island Tax Increment Reinvestment Zone.

Mr. Tom Utter, with the City of Corpus Christi, reviewed the proposed project and a map of the area. Mr. Utter informed the Board that the local share was an estimated \$11 million. He explained that the County had revised their contract to include a clause in the event the project did not proceed. Mr. Utter explained the process in detail. Mr. John Longoria reported that safeguards were in place, and urged the Board to approve the agreement in order to move forward. Mr. Rex Kennison also commented on the safeguards, and the benefit to the community. He pointed out that the bonds could be paid off in less than ten years.

There was extensive discussion on the bonds, which would be purchased by private developers, and the College's participation in the tax increment reinvestment zone. The Board could participate partially, or not at all, but the City was hoping for a unified effort.

In the discussion, Mr. Muñoz suggested including a provision in the agreement to impose on the tax district early payment of the bonds. The Board discussed other areas such as the maintenance, in which the City would be responsible, and the laws which affect the College's participation. After considerable discussion, Rev. Davila stated that the Board would move into closed session to discuss the legal issues.

After a brief discussion on the monetary value of the natural growth, the Board went into closed session in accordance with Government Code 551.071, beginning at 2:26 p.m.

The Board ended its closed session at 2:52 p.m.

Several Board members expressed their concern for the requested 20-year length of time, and were in agreement for a shorter time period.

A motion was made by Rev. Davila, seconded by Mrs. Adler, to direct the College staff to work with the City of Corpus Christi to draft an interlocal agreement to participate in the Tax Increment Financing District (TIF) Reinvestment Zone for a term of 10 years, and that the College will participate in the TIF at 100% for the first five years, then beginning with the sixth year, the College will reduce its participation by 20% per year until the tenth year. There was a brief discussion on the percentages, and it was the consensus of the Board to list the percentages for each year in the agreement. The draft agreement should also include an early pay-out provision and be brought back to the Board for final approval. The motion carried with Winters, Adler, Muñoz, Gonzales, Rivas, and Davila voting in favor of the motion, and Spann voting against the motion.

Under Calendaring, Dr. Dicianna requested that the January 9, 2001, regular Board meeting be moved to January 16. He reported that January 9 would be the first day legislators would meet in Austin and also the first day of registration for the College. The Board agreed to the change in the date.

With no further business, the meeting adjourned at 3:20 p.m.