



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Corpus Christi Business and Job Development Corporation - Type A

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Monday, November 16, 2020

2:30 PM

City Council Chambers

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Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

The mission of the Business & Job Development (Type A) and B Corporations is to promote and enhance the City of Corpus Christi's economic base by supporting projects and programs that create primary jobs, improve small business and affordable housing opportunities, and improve infrastructure in our City.

**A. President Scott Harris to call the meeting to order.**

President Scott Harris called the meeting to order at 2:32 p.m.

**B. Call Roll and Excuse Absences:**

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

**NOTE:** Board Members Leah Olivarri, Diana Summers and Lee Trujillo participated by video conference.

**Present:** 6 - President Scott Harris, Board Member Leah Pagan Olivarri, Secretary Diana Summers, Vice-President Robert Tamez, Board Member Lee Trujillo and Board Member Alan Wilson

**Absent:** 1 - Board Member John Valls

**C. PUBLIC COMMENT**

President Harris referred to Public Comment. There were no comments from the public.

**D. MINUTES**

**1. [20-1371](#)** Approval of the Minutes of the Type A Board, October 19, 2020

President Harris referred to item 1. Mr. Trujillo made a motion to approve the minutes as presented, seconded by Mr. Wilson, and passed unanimously.

**E. FINANCIAL REPORT**

2. [20-1385](#) Type A Financial Reports as of September 30, 2020

President Harris referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of September 30, 2020.

A Board Member requested the expenditure for the Arena Fund.

F. **CLOSED SESSION ITEMS: NONE**

G. **AGENDA ITEMS:**

H. **PRESENTATION ITEMS:**

3. [20-1330](#) Corpus Christi Regional Economic Development Corporation (CCREDC) Quarterly Update (Q3 2020)

President Harris referred to Item 3. Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson presented the Economic Development quarterly report.

Mr. Culbertson presented updates on the following programs: Del Mar College Process Technology II; International Consulting Engineer (ICS); Texas A&M University Industrial and Civil Engineering; LiftFund; Service Corps of Retired Executives (SCORE); Del Mar College Intern; Texas A&M University Intern; Del Mar College Procurement Technical Assistance Center (PTAC); Del Mar College Contract Resource Center and Del Mar College Small Business Development Center.

Board Members and Mr. Culbertson discussed the following topics: Texas A&M Civil Engineer Program is in progress, however, labs are not completed; and whether the graduate's progress is tracked.

4. [20-1397](#) Housing update on The Fishpond Living Development and The Community Development Corporation of Brownsville, dba CDCB

President Harris referred to Item 4. Homeless Services and Workforce Housing Manager Jennifer Buxton presented an update on the FishPond Living Development and Come Dream Come Build contract.

Ms. Buxton presented the following topics: 6th street and the ROW that divides the property was purchased for the FishPond and will be located between Hancock Ave and Buford; there will be 112 one bedroom units approximately 700 square feet and 70 parking spaces; electrical line removal has been requested of American Electrical Power (AEP); building permits have been pulled; Park enhancement fees were paid; traffic control plan is being developed; construction will begin in November 2020 and completed in January 2022; decommissioned park at 4017 Capitol Drive is the site for the come dream come build affordable housing development; City Council approval will be requested in early 2021; staff will provide a detailed project concept and scope of work within 60 days of execution of agreement; provide homeownership for families at 80% or below the area median income; project

will be complete with in two years; reimbursement of \$154,227 upon percentage of work completed; a claw-back is in placed if not completed on time or if not limited to affordable housing.

Director of Housing and Community Development Rudy Bentancourt stated as of September the down payment assistance program has a balance of \$83,000 without commitments; \$30,000 was used to fund 3 home buyers in October and November; current commitments of \$20,000 for 2 home buyers and \$33,142.22 is the available balance for additional home-buyer.

Board Members, Ms. Buxton, Mr. Bentancourt and City Manager Peter Zaroni discussed the following topics: compatibility with the existing neighborhood; plan an outreach charrette with the residence; and whether the amount for the down payment assistance could be increased.

**I. EXECUTIVE DIRECTOR COMMENTS:**

President Harris referred to the Future Agenda Items. City Manager Peter Zaroni had no comments.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Harris referred to the Future Agenda Items.

President Harris made a recommendation to cancel the Type A and Type B meetings for December and resume in January 2021. Staff and the board agreed.

**K. ADJOURNMENT**

There being no further business, President Harris adjourned the meeting at 3:07 p.m.

*\* Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.*

*This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.*