



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Corpus Christi Business and Job Development Corporation - Type A

Monday, May 15, 2023

1:45 PM

City Council Chambers

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 Leah Pagan Olivarri to call the meeting to order.

President Leah Olivarri called the meeting to order at 2:09 p.m.

B. Call Roll:

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

Present: 7 - Board Member Scott Harris, President Leah Pagan Olivarri, Secretary Diana Summers, Board Member Robert Tamez, Board Member John Valls, Vice-President Alan Wilson and Board Member Jesus Jimenez

C. PUBLIC COMMENT:

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

D. MINUTES / EXCUSE ABSENCES

1. [23-0808](#) Approval of Minutes of the Type A April 17, 2023 Regular Meeting.

President Olivarri referred to Item 1. Mr. Tamez made a motion to approve the minutes as presented, seconded by Mr. Valls, and passed unanimously.

President Olivarri asked if there were any requests for an excused absence. There were none.

E. FINANCIAL REPORT

[23-0870](#) Type A Financial Reports as of March 31, 2023

President Olivarri referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of March 31, 2023.

F. EXECUTIVE SESSION ITEMS: NONE

G. AGENDA ITEMS:

3. [23-0832](#) Motion authorizing the appropriation of Arena Funds in the amount of \$6,500,000.00 from the unreserved fund balance in the Arena Fund for the American Bank Center (ABC) Arena Urgent Mechanical Improvements and ABC Arena Landscaping transferring the funds from the Arena Fund to the Arena Capital Improvement Fund.

President Olivarri referred to Item 3. Director of Engineering Services Jeffrey Edmonds said the purpose of this item is to authorize a motion to appropriate Arena Funds in the amount of \$6,500,000 for the American Bank Center (ABC) Arena urgent mechanical improvements and arena landscaping. Mr. Edmonds stated a facility assessment was completed and there are some capital improvements that have been deemed urgent. There are two 1,000-ton chillers and only one is operational. The non-operational chiller is being used for spare parts to keep the other chiller working. The landscaping is in need of improvements due to damages sustained in the 2021 winter freeze and the lack of up-keep.

Board Members, Heather Hurlbert, Assistant Director of Aviation Elsy Borgstedte and Mr. Edmonds discussed the following topics: consultant recommends replacing both arena chillers at an estimated cost of \$5,000,000; requirements to perform regular and preventative maintenance; requested an item on the next agenda to discuss other items regarding the ABC; current chillers are 20 years old and have met their useful life; expected life span of the new chillers is 20 years; the amount ABC brings in annually; whether there is an item more critical or urgent than landscaping; if an insurance claim was submitted for the landscaping that was damaged during the winter freeze; and whether the chiller system feeds into the Water Gardens.

Mr. Valls made a motion to approve item 3, seconded by Mr. Wilson, and passed unanimously.

I. PRESENTATION ITEMS: NONE

J. EXECUTIVE DIRECTOR COMMENTS:

President Olivarri referred to the Executive Director comments. Chief Financial Officer Constance Sanchez had no comments.

K. ADJOURNMENT

There being no further business, President Olivarri adjourned the meeting at 2:44 p.m.

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.