



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes City Council

Tuesday, January 27, 2015

11:30 AM

Council Chambers

Public Notice - - THE USE OF CELLULAR PHONES AND SOUND ACTIVATED PAGERS ARE PROHIBITED IN THE CITY COUNCIL CHAMBERS DURING MEETINGS OF THE CITY COUNCIL.

A. Mayor Nelda Martinez to call the meeting to order.

Mayor Martinez called the meeting to order.

B. Invocation to be given by Pastor Steve Hartwick, First Baptist Church.

Pastor Steve Hartwick gave the invocation.

C. Pledge of Allegiance to the Flag of the United States to be led by Adria Schreiber-Garza, Finance & Resource Management Superintendent.

Finance & Resource Management Superintendent Adria Schreiber-Garza led the Pledge of Allegiance.

D. City Secretary Rebecca Huerta to call the roll of the required Charter Officers.

City Secretary Rebecca Huerta called the roll and stated that a quorum of the Council and the required Charter Officers were present to conduct the meeting.

Charter Officers:

City Manager Ron Olson, City Attorney Miles K. Risley and City Secretary Rebecca Huerta.

Present: 9 - Mayor Nelda Martinez, Council Member Rudy Garza, Council Member Chad Magill, Council Member Colleen McIntyre, Council Member Lillian Riojas, Council Member Lucy Rubio, Council Member Brian Rosas, Council Member Mark Scott, and Council Member Carolyn Vaughn

E. Proclamations / Commendations

1. Proclamation declaring February 14, 2015, "Cathedral Youth Choir Run to Rome 5K Day"
Proclamation declaring the month of February 2015, "Rose Hill Memorial Park 100th Anniversary Celebration"

Mayor Martinez presented the proclamations.

G. CITY MANAGER'S COMMENTS / UPDATE ON CITY OPERATIONS:

Mayor Martinez referred to City Manager's Comments.

a. **OTHER**

City Manager Olson announced the appointment of Stacie Talbert Anaya as Interim Director of Parks and Recreation and that he would begin the hiring process for the Director of Parks and Recreation. City Manager Olson said that Ms. Anaya was honored at the "2014 Class of Corpus Christi Under 40" breakfast. Mayor Martinez announced that Ms. Anaya was also recognized as the "2014 Person of the Year" at this event.

H. **EXECUTIVE SESSION: (NONE)**

I. **MINUTES:**

2. Regular Meetings of January 13, 2015 and January 20, 2015.

Mayor Martinez called for approval of the minutes. Council Member Scott made a motion to approve the minutes, seconded by Council Member Magill and passed unanimously.

J. **BOARD & COMMITTEE APPOINTMENTS:**

3. C.C. Aquifer Storage and Recovery Conservation District
Corpus Christi Regional Economic Development Corporation
North Padre Island Development Corporation
Reinvestment Zone No. Three Board
Reinvestment Zone No. Two Board
Watershore and Beach Advisory Committee

Mayor Martinez referred to board and committee appointments. The following appointments were made:

C.C. Aquifer Storage and Recovery Conservation District

Council Member Scott made a motion to confirm the following officers: Margie Rose as President, Gustavo Gonzalez as Vice President and Fred Segundo as Secretary, seconded by Council Member McIntyre and passed unanimously.

Corpus Christi Regional Economic Development Corporation

Council Member McIntyre made a motion to appoint Gabriele Hilpold. The motion was seconded by Council Member Garza. Council Member Rubio stated she would like to nominate John Garcia. Council Member McIntyre withdrew her motion and Council Member Garza withdrew his second. In response to a question from Council Member Rubio, City Secretary Huerta stated there is not an official deadline to submit a biographical information form. A biographical information form may be considered, so long as the form is received before City Council considers appointments. City Secretary Huerta said this practice allows flexibility to interested individuals after the agenda has been posted. Council Member McIntyre nominated Gabriele Hilpold. Gabriele Hilpold was appointed with

Council Members Rosas, Riojas, Magill, Garza, Martinez, Scott, Vaughn and McIntyre voting for Gabriele Hilpold and Council Member Rubio voting for John Garcia.

North Padre Island Development Corporation

Council Member Magill made a motion to appoint Brian Rosas, Carolyn Vaughn and Lucy Rubio, seconded by Council Member Scott and passed unanimously. Council Member McIntyre made a motion to reappoint Nelda Martinez, Mark Scott, and Chad Magill, seconded by Council Member Rosas and passed unanimously.

Reinvestment Zone No. Three Board

Council Member Scott made a motion to appoint Brian Rosas, Carolyn Vaughn and Lucy Rubio, seconded by Council Member Magill and passed unanimously. Council Member Magill made a motion to appoint Carolyn Vaughn as Chairperson for a one-year term, seconded by Mayor Martinez and passed unanimously.

Reinvestment Zone No. Two Board

Council Member Magill made a motion to appoint Brian Rosas, Carolyn Vaughn and Lucy Rubio, seconded by Council Member McIntyre and passed unanimously. Council Member Magill made a motion to appoint Colleen McIntyre as Chairperson for a one-year term, seconded by Council Member Scott and passed unanimously.

Watershore and Beach Advisory Committee

Council Member Scott made a motion to reappoint Jennifer Pollack and Joseph N. DePalma, seconded by Council Member Magill and passed unanimously. Council Member Vaughn made a motion to appoint Carrie Robertson Meyer, seconded by Mayor Martinez and passed unanimously.

K. EXPLANATION OF COUNCIL ACTION:

L. CONSENT AGENDA: (ITEMS 4 - 7)

Mayor Martinez referred to the Consent Agenda. There were no comments from the Council or the public. Council Member McIntyre made a motion to approve the consent agenda, seconded by Council Member Scott. The consent agenda was passed by one vote as follows:

Approval of the Consent Agenda

A motion was made to approve the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas, Council Member Scott and Council Member Vaughn

Abstained: 0

4. Lease Expansion Amendment for the City Detention Center at 615 Leopard, Suite 113A

Motion to authorize City Manager, or designee, to execute a Lease Expansion Amendment which applies to the original Lease Agreement dated April 13, 2004, between Landlord, Wilson Plaza Associates LP., and Tenant, The City of Corpus Christi for suite number 113-A, located at 615 Leopard Street.

This Motion was passed on the Consent Agenda.

Enactment No: M2015-014

5. Approving a Service Agreement for Rental of one (1) Motor Grader and three (3) Wheel Loaders for Beach Operations

Motion approving a service agreement with Doggett Heavy Machinery Services, Corpus Christi, Texas for the rental of one (1) motor grader and three (3) wheel loaders in accordance with Bid Invitation No. BI-0197-14, based on only bid for a total expenditure of \$560,709.00, of which \$166,136.00 is required for the remainder of FY 2014-2015. The term of the agreement shall be for twenty-seven (27) months. Funds have been budgeted by the Parks and Recreation Department in FY 2014-2015.

This Motion was passed on the Consent Agenda.

Enactment No: M2015-015

6. Appointing Council Members to Corpus Christi Housing and Finance Corporation and Corpus Christi Industrial Development Corporation Boards

Motion appointing Council Members Nelda Martinez, Chad Magill, Lillian Riojas, Mark Scott, Carolyn Vaughn, Brian Rosas, Lucy Rubio, Colleen McIntyre and Rudy Garza, Jr. as Board Members of the Corpus Christi Housing Finance Corporation and the Corpus Christi Industrial Development Corporation.

This Motion was passed on the Consent Agenda.

Enactment No: M2015-016

7. Second Reading Ordinance - Accepting and appropriating funds for the Elderly Nutrition Program (1st Reading 1/20/15)

Ordinance authorizing the City Manager or designee to execute all documents necessary to accept and appropriate a \$631,131 grant from the Area Agency on Aging of the Coastal Bend in the No. 1067 Parks and Recreation grants fund for the FY 2015 Senior Community

Services, Elderly Nutrition Program.

This Ordinance was passed on second reading on the Consent Agenda.

Enactment No: 030410

M. PUBLIC HEARINGS: (ITEM 8)

8. Public Hearing and Second Reading Ordinance Designating Cheniere Reinvestment Zone (1st Reading 1/20/15)

Ordinance designating the Cheniere Reinvestment Zone within the City limits under the Property Redevelopment and Tax Abatement Act (the "Act"), (Chapter 312 of the Texas Tax Code)

Mayor Martinez referred to Item 8. City Secretary Huerta announced that Council Members Magill and Scott would be abstaining from the discussion and vote on this item. Mike Culbertson, Corpus Christi Regional Economic Development Corporation, stated that the purpose of this item is to hold a public hearing and second reading to designate the Cheniere Reinvestment Zone to allow the City and other taxing entities to offer incentives. Mayor Martinez opened the public hearing. There were no comments from the Council or the public. Mayor Martinez closed the public hearing. Council Member McIntyre made a motion to approve the ordinance, seconded by Council Member Garza. This Ordinance was passed on second reading and approved with the following vote:

Aye: 7 - Mayor Martinez, Council Member Garza, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

Abstained: 2 - Council Member Magill and Council Member Scott

Enactment No: 030411

N. REGULAR AGENDA: (ITEMS 9)

9. Chapter 380 Agreement for Corpus Christi Liquefaction, LLC (Cheneire)

Resolution authorizing the City Manager or designee to execute a Chapter 380 Economic Development Incentive Agreement with Corpus Christi Liquefaction, LLC ("Agreement") for certain economic development grants for development of a liquid natural gas facility within the City's extraterritorial jurisdiction and for construction of docks potentially within the Corpus Christi city limits for the benefit of the City.

Mayor Martinez referred to Item 9. City Secretary Huerta stated that Council Members Magill and Scott would be abstaining from the discussion and vote on this item. Assistant City Manager Wes Pierson stated that the purpose of this item is to approve a resolution authorizing the execution of a Chapter 380 agreement with Corpus Christi Liquefaction, LLC (Cheneire). Mr. Pierson provided a brief overview of the proposed project and economic development

terms of the agreement. Council Member McIntyre called for comments from the public. Abel Alonzo spoke in support of this item. Council Member Riojas made a motion to approve the resolution, seconded by Council Member Rosas. This Resolution was passed and approved with the following vote:

Aye: 6 - Council Member Garza, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

Absent: 1 - Mayor Martinez

Abstained: 2 - Council Member Magill and Council Member Scott

Enactment No: 030412

- F. PUBLIC COMMENT FROM THE AUDIENCE ON MATTERS NOT SCHEDULED ON THE AGENDA WILL BE HEARD AT APPROXIMATELY 12:00 P.M. PLEASE LIMIT PRESENTATIONS TO THREE MINUTES. A recording is made of the meeting; therefore, please speak into the microphone located at the podium and state your name and address. If you have a petition or other information pertaining to your subject, please present it to the City Secretary.**

Council Member McIntyre called for comments from the public. Coretta Graham spoke regarding a wastewater problem on her property located at Holly and South Staples and the City not providing proper notification for repairs on the property. Ms. Graham is also a member of the Sister City Committee and requested consideration to provide funding to the program to help with the continuation of the student ambassador program. Carolyn Moon spoke regarding the City's ozone levels and the affect the newly annexed southside area will have on the ozone levels due to automotive transportation from that area. Diana Booth with CASA of the Coastal Bend thanked the City Council for their continued support and requested that the Council advocate for CASA and assist with recruiting CASA volunteers. Jack Gordy stated he always addresses the Council with truthful information and requested that five members place an item on the agenda and give a deadline to remove the palm trees on Airline Road that are blocking the sidewalk. Susie Luna Saldana requested that Council members that attended a trip to Dallas abstain from the future agenda item vote on Schlitterbahn. Stephanie Robertson and Tricia Wilson with Taft Independent School District provided information and spoke in support of the MEND program. Dr. Tony Diaz thanked the City Council for supporting the MEND program and all of the programs administered by the Corpus Christi - Nueces County Public Health District. Trian Serbu spoke in opposition to future agenda Item No. 15, extending the time for completion of the Schlitterbahn waterpark in order to receive incentives. Abel Alonzo spoke in support of future agenda Item No. 15 because the developer's intent is to make the project better.

N. REGULAR AGENDA: (ITEM 10)

10. Agreement for temporary tax abatement for Corpus Christi Liquefaction, LLC

Resolution authorizing the execution of an agreement with Corpus Christi Liquefaction, LLC providing for temporary property tax

abatement

This Resolution was passed and approved with the following vote:

Aye: 7 - Mayor Martinez, Council Member Garza, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas and Council Member Vaughn

Abstained: 2 - Council Member Magill and Council Member Scott

Enactment No: 030413

O. FIRST READING ORDINANCES: (ITEMS 11 - 12)

11. First Reading Ordinance - Approving lease agreement for the 2015 Fiesta de la Flor event and related activities for April 17-18, 2015

Ordinance authorizing the City Manager or designee to execute a lease agreement with the Corpus Christi Convention and Visitors Bureau ("CCCVB") for 2015 Fiesta de la Flor event and related activities to be held on April 17, 2015 and April 18, 2015, and allow use of City property including the Bayfront Park located along Shoreline Blvd. between Resaca Street and Power Street.

Mayor Martinez referred to Item 11. Interim Director of Parks and Recreation Stacie Talbert Anaya stated that the purpose of this item is to execute a lease agreement with the Corpus Christi Convention and Visitors Bureau for the 2015 Fiesta de la Flor event and related activities to be held on April 17-18, 2015 and allow use of City property. Ms. Anaya said the Convention and Visitors Bureau will be charging an admission fee for this event. There were no comments from the public. A council member stated that this will be a great event for the City. Council Member McIntyre made a motion to approve the ordinance, seconded by Council Member Garza. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas, Council Member Scott and Council Member Vaughn

Abstained: 0

12. First Reading Ordinance - Lease Agreement with the Corpus Christi Hispanic Chamber of Commerce for Tex Mex Railroad Depot (Requires 28 day delay)

Ordinance authorizing the City Manager or designee to execute a five year lease agreement with Corpus Christi Hispanic Chamber of Commerce for the use of Tex Mex Railroad Depot located at 1800 block of Chaparral Street, in consideration of improvements to premises and rental payments of \$450 per month beginning month 37

increased to \$900 per month beginning month 49.

Mayor Martinez referred to Item 12. Interim Director of Parks and Recreation Stacie Talbert Anaya stated that the purpose of this agenda is to approve a five-year lease agreement with the Corpus Christi Hispanic Chamber of Commerce for the use of the Tex Mex Railroad Depot. Ms. Anaya stated that the first three years of the lease payments will be waived in lieu of repairs to the building; payments in year four will be \$450 a month; and payments in year five will be \$900 per month. There were no comments from the Council or the public. Council Member Garza made a motion to approve the ordinance, seconded by Council Member Magill. This Ordinance was passed on first reading and approved with the following vote:

Aye: 9 - Mayor Martinez, Council Member Garza, Council Member Magill, Council Member McIntyre, Council Member Riojas, Council Member Rubio, Council Member Rosas, Council Member Scott and Council Member Vaughn

Abstained: 0

P. FUTURE AGENDA ITEMS: (ITEMS 13 - 17)

Mayor Martinez referred to Future Agenda Items. City Manager Olson requested to remove Item 13 to bring back at a future date. City Manager Olson stated that staff did not have any planned presentations.

Mayor Martinez called for a brief recess until 1:05 p.m.

13. Purchase and Installation of Yazaki Chiller

Motion approving the purchase and installation of one (1) Yazaki chiller from Coastline Refrigeration, Corpus Christi, Texas based on sole source for a total amount of \$72,360.00. Funds have been budgeted by the Gas Department in FY 2014-2015.

This Future Agenda Item was withdrawn.

14. Hosting Services Agreement with AssetWorks LLC

Motion approving the Hosting Services Agreement between AssetWorks LLC and the City of Corpus Christi based on sole source for a 36 month term for total amount of \$119,100, of which \$34,400.00 is required for the remainder of FY 2014-2015. Funds have been budgeted by Fleet Maintenance in FY 2014-2015.

This Motion was recommended to the consent agenda.

15. Extending the time for completion of the waterpark for Upper Padre Partners, L.P., and North Padre Waterpark Holdings, LTD

Approving a resolution regarding the City of Corpus Christi's Chapter 380 Economic Development Agreement with Upper Padre Partners, L.P., and North Padre Waterpark Holdings, LTD. (collectively, "Developer"), extending the time for completion of the waterpark on Padre Island in order for Developer's qualification for certain incentives under the agreement.

This Resolution was recommended to the consent agenda.

16. First Amendment to the Business Incentive Agreement Sam Kane Beef Processors, LLC

Resolution approving the First Amendment to the Business Incentive Agreement between the Corpus Christi Business and Job Development Corporation ("Type A Corporation") and Sam Kane Beef Processors, LLC ("Sam Kane") to accelerate the incentive payments for the creation and retention of jobs at their beef packing plant in the City of Corpus Christi extra territorial jurisdiction.

This Resolution was recommended to the consent agenda.

17. Approving grant funds for the rehabilitation of the La Armada II Public Housing Complex

Motion approving grant funds for the rehabilitation of the La Armada II Public Housing Complex, and authorizing the City Manager or his designee to execute an affordable housing agreement with the Corpus Christi Housing Authority.

This Motion was recommended to the consent agenda.

Q. BRIEFINGS : (ITEMS 18 - 22)

18. Bond Street Program Update

Mayor Martinez referred to Item 18. Executive Director of Public Works Valerie Gray stated that the purpose of this item is to provide an update on the Bond Street Program. Ms. Gray referred to a powerpoint presentation including a bond project summary by type; the bond street program summary and status from Bond 2004 - 2014 for Proposition 1; a summary of bond street program improvements other than Proposition 1; and a status of the Bond 2012 projects. City Manager Olson stated that the cost of the projects were estimated in advance of the 2012 Bond Election and were estimated on costs during the "down-cycle" of the economy. There has been a shift since then, with a tremendous stress on the availability of both materials and labor, the costs have skyrocketed. This is the variance between the original cost and the

updated cost estimates. Ms. Gray stated that staff has revisited the project scopes, reevaluated the costs and reduced the overages that were projected in order to bring the construction estimates back to within the approved budget limits.

Jerry Shoemaker, Acting Director of Capital Programs presented details on the cost saving modifications including road type alternatives, modified road diet; bike lane modifications; and project deferral. Mr. Shoemaker completed the presentation with information on strategic coordination and factors impacting project delivery; a map on the constructability; the Bond 2012 Proposition No. 1 schedule; an update on Bond 2012 Proposition 8; the combined 2012 and 2014 Bond Program schedule; the 2004 and 2008 remaining projects; and consideration for future Bond 2016 program.

Council members spoke regarding the following topics: the three projects recommended for deferral; recommendations from the Transportation Advisory Committee (TAC) and the Bicycle and Pedestrian Subcommittee on the bike modifications; consideration to eliminate the bike lanes on the recommended streets; the conflicts with the CC Mobility Plan; lifecycle costs and trend data for concrete and asphalt; the engineering decision on roads; a list of the streets considered for lane width reductions; the traffic counts for the six streets recommended for asphalt; an explanation on the road diet modifications; the financial impact to the Street Maintenance Program; an explanation on the deferral of Staples Street and Morgan and what assurances will be made to the citizens that these projects are going to happen; the construction/engineering estimates for Staples Street from Brawner to Kostoryz; resuming the progress on Holly Road; the change on Waldron Road to Glenoak; informing the public on the changes; the inclusion of the deferred projects should the Council consider a future 2016 Bond Election; consideration of road user costs in contracts to keep projects on schedule; advertisement on projects; the legal opinion from bond counsel to make modifications to the bond projects; and an update on utility costs.

19. Wastewater Treatment Plant Consolidation Plan

Mayor Martinez referred to Item 19. Executive Director of Utilities Mark Van Vleck stated that the purpose of this item is to provide a briefing on the Wastewater Treatment Plant Consolidation Plan and that Assistant Director of Treatment Brian Butscher was available to respond to questions. Mr. Van Vleck referred to a powerpoint presentation including: background; a map of existing treatment plants; existing plant information; analysis of operation and maintenance costs and capital needs; benefits of the consolidation that are not included in the analysis; average monthly bill; and path moving forward.

Council members spoke regarding the following topics: the cost analysis; the redundancy that can be built into a consolidated plant; sludge being a commodity; timeframe for next steps; hiring the program manager and the deliverables; the impact to ratepayers; verifying the rate model; whether the rate model includes income from effluent and debt interest; status of the Oso Wastewater Treatment Plant; ways to include the local engineering industries; expansion to the Greenwood Wastewater Treatment Plant; and adaptive reuse of existing plants.

20. Solid Waste Operations - Follow-up Brush Cycle Collection

Change

Mayor Martinez referred to Item 20. Director of Solid Waste Operations Lawrence Mikolajczyk stated that the purpose of this item is to provide a follow-up discussion on the brush cycle collection changes. Mr. Mikolajczyk referred to a powerpoint presentation including the objectives of the change; a comparison of the current schedule versus the proposed schedule; city service comparisons with other Texas cities; maintaining the collection schedule; the communication and education plan; the proposed schedule; and a map of the full service area.

Council members spoke regarding the following topics: limitations on brush collection; whether all cities have brush pickup; the estimated financial impact; the competitive assessments; the number of days debris is set out; number of brush personnel and equipment; communication tools including Reverse Alert and neighborhood applications; the importance of the predictability of the brush pickup; the schedule for bulky pickup; the "My Waste" app; consideration of additional pick up during spring season; verifying residency at the landfill and the reason the landfill is not open on Sundays.

21.

Texas Medicaid Managed Care Initiative 1115 Waiver - Obesity Project Update

Mayor Martinez referred to Item 21. Director of the Corpus Christi - Nueces County Public Health District Annette Rodriguez stated that the purpose of this item is to provide an update on the 1115 Waiver - Childhood Obesity (MEND) Project. Ms. Rodriguez provided an overview of the 1115 Waiver including: background on the waiver; funding; an explanation of the demonstration years (DY); the projects submitted by the Health Department; the preliminary regional healthcare partnership regions; the MEND program; the schedule for the two MEND programs; the DY3 program sites; the metrics not tied to funding. Brian Finnerty, Healthy Weight Partnership Director/MEND consultant, presented information on the non-funded MEND outcomes for BMI; waist circumference, recovery heart rate, nutrition score, self esteem, body image, physical activity, sedentary activities and a summary. Ms. Rodriguez provided an explanation on the funding metrics and categories for DY1 through DY5 and the budget. Health Promotion Coordinator Tanya Simpson referred to the powerpoint presentation including: the DY4 programs; projected programs for DY5; the leaders trained; interested delivery partners; and opportunities and changes to the process. City Auditor Arlena Sones addressed questions regarding the Audit Report. Health Promotion Coordinator James Washington responded to questions regarding MEND program participation.

Council members spoke regarding the following topics: the number of survey responses submitted and the reasons for incomplete measurement or data return; the Audit Committee's report regarding the data base for the survey; the difference between the original metrics for DY3 and the current metrics; the option to carry forward requests to complete the metric for DY3; whether the DY4 metric for 500 children to complete the program is cumulative or per demonstration year; the number of program sites for DY4; concerns with how the program will be affected since Corpus Christi Independent School District (CCSID) is no longer a partner; the reasons provided by CCISD as to why they will no longer participate in the MEND program; the correspondence submitted in May and November 2014; strategies to meet the metrics and program participation; the discrepancies between the budget and the audit report; the

number of participants for DY4 and DY5; how to determine that the funding and goals are on target; the challenges with data entry; and outreach from a council member to CCISD regarding the elimination of the program.

22. Policy Regarding Eligibility of Rental Projects for Type A Affordable Housing Funds

Mayor Martinez referred to Item 22. Director of Housing and Community Development Eddie Ortega stated that during the January 20th Council meeting, the City Council requested that Housing and Community Development create policy guidelines for the funding of rental projects through the Type A Board. Mr. Ortega said the purpose of this item is to discuss the guidelines and receive direction from the City Council, with the goal of presenting to the Type A Board for their review and consideration. Mr. Ortega provided an overview of rental property funding guidelines, as follows: 1) Consideration of an annual allocation of funding for rental properties; 2) Entities seeking funds must not be eligible for tax credits under the HOME program; 3) Eligible properties must leverage at least 90% of the project with other funds; 4) Type A funds not to be used for developer fees; 5) Affordability must be maintained for a minimum of 20 years; 6) For-profit ownership not allowed; and 7) Outside entities seeking funds in this category must meet specified requirements of its tenants that would occupy the proposed rental property.

Council members spoke regarding the following topics: whether projects would be considered by application or first-come; consideration of a minimum allocation rather than an annual allocation for rental properties; the financial report for affordable housing; concern with funding allocated for rental units; how to avoid all the affordable housing funding going to rental properties; home ownership being a priority; a legal opinion on whether Type A funds have to comply with HUD guidelines; if there is a requirement to fund rental property; the cap on affordable housing; the Type A funding allocated for new construction and existing homes; and discussing affordable housing during the joint meeting with the Type A Board and City Council.

R. CORPORATION MEETING: (ITEM 23)

23. Annual Board Meeting of the Corpus Christi Housing Finance Corporation

Annual Board Meeting of the Corpus Christi Housing Finance Corporation

Mayor Martinez recessed the Regular Council meeting to hold the Annual Board Meeting of the Corpus Christi Housing Finance Corporation.

S. LEGISLATIVE UPDATE:

None.

T. ADJOURNMENT

Mayor Martinez reconvened the Regular Council meeting. The meeting was

adjourned at 5:42 p.m.