



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Corpus Christi B Corporation - Type B

Monday, March 17, 2025

1:30 PM

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 & Jobs 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 Alan Wilson to call the meeting to order.

President Alan Wilson called the meeting to order at 1:33 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.

Johnny Philipello arrived at 1:38 p.m. and Vishnu Reddy arrived at 1:50 p.m.

Present 7 - Board Member Mark LaRue, Board Member Victoria Holland, Board Member Vishnu Reddy, Board Member Johnny Philipello, Secretary Jesus Jimenez, Vice-President Diana Summers, and President Alan Wilson

C. PUBLIC COMMENT:

President Wilson referred to Public Comment.

Father Bruce Wilson, Corpus Christi, TX., spoke regarding low income affordable housing;

Dr. Kingsley Okonkwo, Corpus Christi, TX., gave an update on the fields for Next Sport Company.

D. MINUTES / EXCUSE ABSENCES

1. [25-0196](#) Approval of Minutes for the Type B Board January 27, 2025 Regular Meeting.

President Wilson referred to Item 1. Ms. Holland made a motion to approve the January

B

27, 2025 minutes as presented, seconded by Mr. LaRue, and passed unanimously.

2. [25-0306](#) Approval of Minutes for the Type B Board February 10, 2025 Special Meeting.

President Wilson referred to Item 2. Ms. Summers made a motion to amend the minutes, by changing her vote on item 1 Small Business Drought Resiliency Program from yes to abstain.

Mr. Jimenez made a motion to approve the February 10, 2025 minutes as amended, seconded by Mr. LaRue, and passed unanimously.

E. FINANCIAL REPORT

3. [25-0397](#) Type B Financial Reports as of January 31, 2025

President Wilson referred to Item 2. Director of Finance Sergio Villasana presented the financial reports as of January 31, 2025.

Board Members and Mr. Villasana discussed the following topics: admin and other expenses being 20% of the annual revenue and if the expense is tracked; the erosion of the public park FY 30-38 needs to be corrected; request for the admin expense break down; and explanation of the housing fund forecast for the next five years.

F. EXECUTIVE SESSION ITEMS:

President Wilson referred to Executive Session Item 4. The Board went into Executive Session at 1:55 p.m. The Board returned from Executive Session at 2:24 p.m.

4. [25-0388](#) **Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to potential economic development incentive agreement(s) involving Next Sports Company, LLC., desiring to engage in commercial development at or near the intersection of Old Brownsville Road and S Padre Island Drive within the City of Corpus Christi and pursuant to Texas Government Code § 551.087 to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the Corporation seeks to have locate, stay, or expand within the City limits and with which the Corporation is conducting economic development.**

This E-Session Item was discussed in executive session.

G. AGENDA ITEMS:

H. PUBLIC HEARING:

This agenda constitutes notice of any project or type of project that is the subject of a public hearing for purposes of section 505.160 of the Texas Local Government Code.

5. 25-0401

Public Hearing and Motion authorizing an Affordable Housing Project Agreement with TG 110 Palms at Morris, LP in the amount of \$1,160,100 for the development of 72 affordable senior housing rental units located at Morris and 19th Streets.

President Wilson referred to Item 5. Planning Manager Keren Costanzo presented the Affordable Housing Project Palms at Morris.

Ms. Costanzo presented the following: Prospera Overview; Former Lamar Elementary School Neighborhood Revitalization Initiative; Palms at Morris; Planned Amenities; Project Costs; Funding Sources; and Recommendation.

Board Members, Ms. Costanzo, Assistant City Attorney Jackie Bazan and Prospera Vice President of Property Development Brad McMurray discussed the following topics: if there are liens on the property; whether the project would fund the infrastructure; increase in cost for the project and mitigating the increase; and requested more detailed information in the presentation.

President Wilson opened the Public Hearing.

There were no comments from the public.

President Wilson closed the Public Hearing.

Mr. Philipello made a motion to approve Item 5, seconded by Mr. LaRue, and passed unanimously.

I. PRESENTATION ITEMS:

6. [25-0389](#) Drought Resiliency Workforce Stability Grant Program Update

President Wilson referred to Item 6. Director of Economic Development Arturo Marquez presented the Small Business Drought Resiliency Program Update.

Mr. Marquez presented the following: Project Overview; Project Timeline; Marketing & Outreach; and Community Interest.

Board Members and Mr. Marquez discussed the following topics: whether the drought restriction will be changed for the businesses so work may continue; a percentage break down of the type of businesses that have applied for the program; the program is open to

B

businesses in the city limits that meet the criteria set by the program; and to provide a list of regulations for the program once it is approved.

7. [25-0383](#) Corpus Christi Regional Economic Development Corporation (CCREDC) Quarterly Report

President Wilson referred to Item 7. Compliance Officer for the Corpus Christi Regional Economic Development Corporation Randy Almaguer presented the quarterly report.

Mr. Almaguer presented the following projects: Botanical Gardens; Next Sport Company; Texas A&M University-CC Lone Star UAS Center; Homewood Suites by Hilton; Del Mar College Foundation - Enhances Skills Training; South Texas Military Housing, LP-CNATRA Quarters; Service Corps of Retired Executives; Liftfund Interest Buy-Down Program; Texas A&M University Corpus Christi Internship Program; Del Mar College-Internship Program; Del Mar College APEX Accelerator; Del Mar College-Contract Resources Center; Del Mar College-Cyber Center; and Del Mar College-Small Business Development Center.

Board Members and Mr. Almaguer discussed the following topics: requested the number of students participating in the Enhanced Skills Training program; difference between the mentoring and face to face cases and whether any of the workshops are included in the 304 hours of mentoring; provide a list of companies that utilize the Texas A&M University - CC Internship Program; and the percentage of veterans who use the services.

J. EXECUTIVE DIRECTOR COMMENTS:

President Wilson referred to the Executive Director comments. Deputy City Manager Michael Rodriguez had no comments.

K. ADJOURNMENT

There being no further business, President Wilson adjourned the meeting at 3:00 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.