

## MINUTES

### **CORPUS CHRISTI HOUSING FINANCE CORPORATION SPECIAL MEETING**

**April 29, 2014**

**3:02 p.m.**

#### **PRESENT**

##### **Board of Directors**

David Loeb, President  
Kelley Allen  
Rudy Garza, Jr.  
Chad Magill (arrived 3:04)  
Nelda Martinez  
Colleen McIntyre (arrived 3:05)  
Lillian Riojas  
Mark Scott

##### **Officers**

Susan K. Thorpe, Asst. General Manager  
Rebecca Huerta, Secretary  
Vacant, Assistant Secretary  
Constance P. Sanchez, Assistant Treasurer

#### **ABSENT**

Priscilla Leal, Vice President

President Loeb called the meeting to order in the Council Chambers of City Hall at 3:02 p.m. Secretary Huerta verified that a quorum of the Board was present to conduct the meeting and that notice of the meeting had been posted.

President Loeb called for approval of the minutes of the February 25, 2014 meeting. Mr. Garza made a motion to approve the minutes as presented, seconded by Mr. Scott, and passed as follows: Loeb, Allen, Garza, Martinez, Riojas and Scott voting "Aye"; Leal, Magill, and McIntyre absent.

President Loeb opened discussion on Item 4, appointment of Paul Pierce as Assistant Secretary for the Corporation. Ms. Martinez made a motion to appoint Paul Pierce, seconded by Mr. Garza, and passed as follows: Loeb, Allen, Garza, Martinez, Riojas and Scott voting "Aye"; Leal, Magill, and McIntyre absent.

President Loeb opened discussion on Item 5, adoption of a Resolution changing the fiscal year to a year ending September 30, commencing with the current fiscal year which shall be extended to end on September 30, 2014. There was no discussion on this item. President Loeb called for public comment. There was none.

5. ADOPTION OF A RESOLUTION CHANGING THE FISCAL YEAR TO A YEAR ENDING SEPTEMBER 30 COMMENCING WITH THE CURRENT FISCAL YEAR WHICH SHALL BE EXTENDED TO END ON SEPTEMBER 30, 2014.

Mr. Garza made a motion to adopt the resolution, seconded by Ms. Martinez, and passed as follows: Loeb, Allen, Garza, Magill, Martinez, Riojas and Scott voting "Aye"; Leal and McIntyre absent.

President Loeb opened discussion on Item 6, approval of a Service Agreement with the City of Corpus Christi for the payment of allocated costs for financial services in handling the funds of the Corporation. Constance Sanchez, Assistant Treasurer, stated the agreement formalizes the actions that the Financial Department and other City Departments are doing for the Corporation. There was no discussion on this item. President Loeb called for public comment. There was none.

6. APPROVAL OF A SERVICE AGREEMENT WITH THE CITY OF CORPUS CHRISTI FOR THE PAYMENT OF ALLOCATED COSTS FOR FINANCIAL SERVICES IN HANDLING THE FUNDS OF THE CORPORATION.

Mr. Garza made a motion to approve the service agreement, seconded by Mr. Allen, and passed as follows: Loeb, Allen, Garza, Magill, Martinez, Riojas and Scott voting “Aye”; Leal and McIntyre absent.

President Loeb opened discussion on Item 7, approval of designation of Rebecca Huerta as the registered agent of the Corporation, replacing Armando Chapa; and authorizing the filing of a designation with the Texas Secretary of State. There was no discussion on this item. President Loeb called for public comment. There was none. Mr. Magill made a motion to approve the designation, seconded by Mr. Allen, and passed as follows: Loeb, Allen, Garza, Magill, Martinez, McIntyre, Riojas and Scott voting “Aye”: Leal absent.

President Loeb opened discussion on Item 8, consideration and possible approval of a contract for the acquisition of fee simple title to the Ward Building. (This item may be considered in executive session under Section 551.072 of the Texas Open Meetings Act.) Susan Thorpe, Assistant General Manager, stated that a contract agreement had been reached with Grover C. Keeton and Kathleen Keeton Smith, owners and landlords of the Ward Building, for the Corporation to buy out the lease. She stated the Corporation will then own the building outright and be able to dispose of it for an appropriate private use. Mr. Scott asked what the process was after closing on the land. Ms. Thorpe stated that after closing on the land, Assistant City Manager Wes Pierson will prepare an RFP for the highest and best use to put into private hands. Mr. Pierson stated that he is working with the Downtown Management District for proposals for use of the building and land. Mr. Scott asked that the land be disposed of quickly. Mr. Loeb called for public comment. There was none. President Loeb called for a motion on the action for the President to sign the contract and the other necessary documents for acquisition.

8. CONSIDERATION AND POSSIBLE APPROVAL OF A CONTRACT FOR THE ACQUISITION OF FEE SIMPLE TITLE TO THE WARD BUILDING. (THIS ITEM MAY BE CONSIDERED IN EXECUTIVE SESSION UNDER SECTION 551.072 OF THE TEXAS OPEN MEETINGS ACT.)

Mr. Scott made a motion to approve the contract, seconded by Ms. Riojas, and passed as follows: Loeb, Allen, Garza, Magill, Martinez, McIntyre, Riojas and Scott voting “Aye”; Leal absent.

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There being no further business to come before the corporation, President Loeb adjourned the meeting at 3:10 p.m. on April 29, 2014.