



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Corpus Christi Business and Job Development Corporation

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Monday, March 21, 2016

4:00 PM

City Council Chambers

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**A. President Bryan Gulley to call the meeting to order.**

President Gulley called the meeting to order at 4:05 p.m.

**B. Call Roll**

President Gulley verified that a quorum of the Board was present to conduct the meeting.

**Present:** 4 - President R. Bryan Gulley, Vice-President Debbie Lindsey-Opel, Bart Braselton and Randy Maldonado

**Absent:** 1 - Secretary Gabriel Guerra

**C. MINUTES**

**1. Approval of the Minutes of the February 15, 2016 Meeting.**

President Gulley referred to approval of the minutes. Mr. Braselton made a motion, seconded by Mr. Maldonado to approve the minutes as presented. The Minutes were approved unanimously.

**D. FINANCIAL REPORT**

**2. Financial Report as of January 31, 2016.**

President Gulley referred to Item 2. Director of Financial Services Constance Sanchez presented the sales tax collections; cash flow statements; the commitment reports; and the pro forma for the economic development fund.

Board members discussed the following topics: a future agenda item regarding the sale tax trends, the impact on existing and future projects, and whether adjustments will need to be made to projects; a future agenda item regarding the status the the Corpus Christi Housing Authority project prior to releasing the remaining \$150,000 for the project; the projected balance at the end of the sales tax; and the small business expenditures.

**E. CLOSED SESSION ITEMS: (NONE)**

**F. AGENDA ITEMS: (ITEMS 3 - 4)**

**3. Affordable Housing - Type A Pilot Program Update**

Discussion and possible action considering the guidelines for the Type A Pilot Program as approved by City Council on January 12, 2016.

President Gulley referred to item 3. Director of Housing and Community Development Rudy Bentancourt stated that the purpose of this item is to review the guidelines for the Type A Pilot Program as adopted by the City Council on January 12, 2016. Mr. Bentancourt provided a comparison of the variances between the draft Type A Pilot Program guidelines approved by the Type A Board on December 14, 2015 and the City Council approved guidelines on January 12, 2016. The variances included: Section I, engaging the Nueces County Community Action Agency to assist with identifying income eligible home buyers and getting them pre-qualified for the first home in the pilot program; Section II, providing an interim construction loan for up to \$100,000 at 0% interest for 24 months to a qualified builder for construction of a site-build single-family residential home on a vacant lot provided by the City; Section II, the City having available building plans and specifications for a three-bedroom home to be built on the lot at 2034 Mary Street; Section II, a qualified builders must submit a proposal to construct a three bedroom, 2 bath home, through a Request for Proposal process, Section II, using City provided plans or the City plan with modifications and the City evaluating proposals and awarding on best value; Section II, the builder must begin construction within 120 days once the notice to proceed is issued; and Section V, Type A funding as interim construction loan to builder for up to \$100,000 at 0% interest for 24 months.

Board members spoke regarding the following topics: the reason for providing an interim construction loan at 0% interest for 24 months; whether interest is incurred after 24 months; indicating the process for what happens after 24 months; if the program is in place yet; the criteria for a qualified builder; other affordable housing solutions to consider; the City's floor plan; expanding specifications to accommodate any lot available in the City; the program being more successful if more than one house is built to spark private market; and requesting a meeting with City staff and interested parties to discuss the program, next steps, and provide feedback to the board. No action was taken on this item.

**4. Arena Marketing/Co-Promotion Fund Request - Texas Skills USA 2016 and 2017 Conventions**

Motion authorizing the expenditure of \$25,000 from Fund 4710 Visitors Facilities Fund for the Texas Skills USA Convention in April 2016 and the expenditure of \$25,000 from Fund 4710 Visitors Facilities Fund for the Texas Skills USA Convention in 2017.

President Gulley referred to Item 4. Business Liaison Alyssa Barrera stated that the purpose of this item is to request authorization of the expenditure of \$25,000 in 2016 and \$25,000 in 2017 to support the Texas Skills USA Convention. This incentive will help the American Bank Center retain this event.

Mr. Braselton made a motion to approve Item 4, seconded by Ms. Opel and passed unanimously.

**G. PRESENTATION ITEMS: (ITEMS 5-7)**

**5. Seawall Fund Update - FEMA Flood Maps**

President Gulley referred to Item 5. Assistant Director of Development Services Julio Dimas stated that the purpose of this item is to provide an update on the FEMA maps as it relates to the downtown area. Mr. Dimas presented the following information: critical items identified in the mapping processes; a map of the seclusion area that will not be impacted by the new preliminary maps; the current flood maps continue to apply and all current construction and insurance requirements do not change; data regarding the Seawall and the Salt Flats Levee System; next steps; and the expected results.

Board members spoke regarding the following topics: the flood zone for the downtown area; the unknown regulations; estimates on the "modest" investments needed to significantly improve the system; participation from other entities; grant funding available; RESTORE Act funding; reduction in the pump station vulnerabilities; prioritization of the seawall projects; the owner of the South Texas Art Museum builder; and design of the new Harbor Bridge.

**6. Affordable Housing Update - February 2016**

President Gulley referred to Item 6. Director of Housing and Community Development Rudy Bentancourt presented the affordable housing update for February 2016

**7. Engineering Services Update - March 2016**

President Gulley referred to Item 7. Director of Engineering Services Jeff Edmonds presented the monthly engineering services update for the Salt Flats Levee Project; Barge Dock; McGee Beach Renourishment Board Basin Dredging Project and Breakwater Safety Improvements Project; and Miradores Project.

Board members spoke regarding the following topics: McGee Beach Renourishment project matching funds related to North Beach; Coastal Erosion Planning and Response Act (CAPER) grant funding for McGee Beach; the contract with HDR regarding the Breakwater Safety Improvements; the punch list for the Miradores project; and the status on the maintenance funding for the Miradores.

**H. EXECUTIVE DIRECTOR COMMENTS:**

None.

**I. PUBLIC COMMENT**

None.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Gulley referred to Identifying Future Agenda Items. The following items were identified: follow-up on the outcome from the City Council Retreat regarding the Type A Sales Tax ballot language; a legal opinion on the Board's ability to address questions regarding the Type A sales tax election; and an update on the inclusion of the Del Mar College video and links to other entities on the Type A website.

**K. ADJOURNMENT**

The meeting was adjourned at 5:20 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.*