



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Corpus Christi B Corporation - Type B

---

Monday, June 17, 2024

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 Leah Pagan Olivarri to call the meeting to order.**

President Leah Olivarri called the meeting to order at 1:34 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**     6 - President Leah Pagan Olivarri, Secretary Diana Summers, Board Member Robert Tamez, Vice-President Alan Wilson, Board Member Jesus Jimenez, and Board Member Mark LaRue

**C. PUBLIC COMMENT:**

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

**D. MINUTES / EXCUSE ABSENCES**

**1. [24-0929](#) Approval of Minutes for the Type B Board May 20, 2024 Regular Meeting.**

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

**E. FINANCIAL REPORT**

**2. [24-0888](#) Type B Financial Reports as of April 30, 2024**

President Olivarri referred to Item 2. Assistant City Manager Heather Hurlbert presented the financial reports as of April 30, 2024.

**B**

---

Board Members and Ms. Hurlbert discussed the following topics: status of the work at the Botanical Gardens and why there was a decrease in sales tax revenue for the month of April.

**F. EXECUTIVE SESSION ITEMS:****G. AGENDA ITEMS:**

3. [24-0986](#) Motion authorizing an amendment to a Small Business Incentives Agreement between the Corpus Christi B Corporation and Del Mar College, which increased the funding by \$15,000.00 from the Type B Sales Tax for a total amount not to exceed \$130,000.00 for the 2024 Internship program.

President Olivarri referred to Item 3. Corpus Christi Regional Economic Development Corporation Compliance Officer Randy Almaguer stated Del Mar College is requesting a fund increase of \$15,000.00 for FY24 for the Small Business Incentive Agreement with the Type B Corporation. He stated the internship program is on track and is forecast to be over the original request of \$115,000.00 by the end of December.

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

**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.**

**I. PRESENTATION ITEMS:**

4. [24-0987](#) RITZ Theatre Status Update

President Olivarri referred to Item 4. Corpus Christi Regional Economic Development Corporation Compliance Officer Randy Almaguer introduced the Executive Director of CCPATCH Cheryl Voltzmeyer-Rios who presented an update on the Ritz building project.

Ms. Voltzmeyer-Rios presented the following topics: We We Are and The Mission; CCPATCH History; Initiatives; Milestone; Pitz Theatre History; The Ritz Founders; Ritz Updates; OTJ Architects; Secretary of Interior's Standards; Plaster Repair East and North Side; NP1 Elastomeric Compound; Window Front Facade and Roof Fly Loft; Temporary Parapet Cap; Local Impacts; Looking Towards the Future; Bringing Opportunity and Friends of the Ritz.

Board Members and Ms. Voltzmeyer-Rios discussed securing the remaining funds from

Texas Historical Commission Harvey Grant.

5. [24-0988](#) Discussion on Type B Affordable Housing Project Funding Options

President Olivarri referred to Item 5. Planning and Community Development Director Dan McGinn presented Type B Affordable Housing Project Funding Options.

Mr. McGinn presented the following: Former Lamar Elementary School Neighborhood Location Map; Former Lamar Elementary School Neighborhood InFill Program Background; Former Lamar Elementary School Neighborhood InFill Housing Map; Priority Wastewater Infrastructure Needs Map; and Additional Items Under Consideration.

Board Members, Mr. McGinn, Assistant City Manager Heather Hurlbert and Assistant Director of Planning and Community Development Jennifer Buxton discussed the following topics: lots were provided to the applicants for \$10.00 with affordability measures in place; performance time frame before applicants can get their second approval for more lots; tapping into old waste lines for the new homes; potential cost for the single family dwelling; the project will move forward regardless of Type B funds for wastewater line replacement; infrastructure improvements are the city's responsibility for this project; concerns regarding the high price of the new homes given the land was \$10.00 and infrastructure would possibly be funded by the Type B Board; price value of the new home could increase the tax value of current home owners; neighbors concerns about the project; the percentage of properties that are rental property; whether the zoning has been completed; and HUD requirements involving affordable housing.

6. [24-1016](#) Discussion on Updates to Type B Guidelines

President Olivarri referred to Item 6. Assistant City Manager Heather Hurlbert presented updates on the Type B Guidelines. Ms. Hurlbert stated a defined summary was added for the Education Skills Development and edits were made to Section 12 (d) Application section.

Board Members and Ms Hurlbert discussed the following topics: what constitutes a city incentive program and what entities are included; programs have different rules; and concerns on length of time to approve an agreement between city and developer.

7. [24-0989](#) Presentation and discussion on the proposed FY 2024-2025 Corpus Christi Type B Corporation Budget

President Olivarri referred to Item 7. Assistant City Manager Heather Hurlbert presented on the Proposed FY 2024-2025 Corpus Christi Type B Corporation Budget.

Ms. Hurlbert presented the following: Budget Overview Economic Development; Budgeted Revenue Economic Development; Proposed Expenses Economic Development; FY25 Proposed Projects; Major Business Incentives; Small Business Projects; Type B Incentives; Budget Overview-Housing; Budgeted Revenue-Housing; Proposed Expenses-Housing; Affordable Housing; Budget Overview-Streets; Budgeted

**B**

---

Revenue-Streets; and Proposed Expenses-Streets.

Board Members, Ms. Hurlbert and Neiman Young discussed the following topics: whether the current construction on Bear Lane is included in the FY25 budget; Texas State Aquarium is in need of additional parking and whether a project is eligible for Hotel Occupancy Tax; whether the Harbor Play House HVAC system could stay connected to the Convention Center; and recommended the city work with the Corpus Christi Regional Economic Development Corporation to assist with marketing;

**J. EXECUTIVE DIRECTOR COMMENTS:**

President Olivarri referred to the Executive Director comments. City Manager Peter Zaroni had no comments.

**K. ADJOURNMENT**

There being no further business, President Olivarri adjourned the meeting at 3:15 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.*