



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Corpus Christi Business and Job Development Corporation - Type A

Monday, January 11, 2021

2:00 PM

City 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 & Job 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 Scott Harris to call the meeting to order.

President Scott Harris called the meeting to order at 2:00 p.m.

B. Call Roll and Excuse Absences:

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

NOTE: Board Members Leah Olivarri, Diana Summers and Lee Trujillo participated by video conference.

Mr. Valls requested an excused absence for November 16, 2020 meeting. Mr. Wilson made a motion to excuse Mr. Vall's absence, seconded by Ms. Olivarri, and passed unanimously.

Present: 6 - President Scott Harris, Board Member Leah Pagan Olivarri, Secretary Diana Summers, Board Member Lee Trujillo, Board Member John Valls and Board Member Alan Wilson

Absent: 1 - Vice-President Robert Tamez

C. PUBLIC COMMENT

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

D. MINUTES

1. [21-0001](#) Approval of the Minutes of the Type A Board November 16, 2020 Regular Meeting Minutes

President Harris referred to item 1. Mr. Valls made a motion to approve the minutes as presented, seconded by Mr. Wilson, and passed unanimously.

E. FINANCIAL REPORT

2. [21-0052](#) Type A Financial Reports as of November 30, 2020

President Harris referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of November 30, 2020.

F. CLOSED SESSION ITEMS:

G. AGENDA ITEMS:

3. [21-0029](#) Motion approving the 2021 Corpus Christi Business and Job Development Corporation Meeting Calendar.

President Harris referred to item 3. Senior Management Analyst Randy Almaguer said the purpose of this item was to present the 2021 Corpus Christi B Corporation Meeting Calendar.

Mr. Wilson made a motion approving item 3, seconded by Mr. Valls and passed unanimously.

H. PRESENTATION ITEMS:

4. [21-0077](#) Engineering Projects Quarterly Update and Presentation

President Harris referred to Item 4. Director of Engineering Services Jeffrey Edmonds presented the Engineering Services monthly updates.

Mr. Edmonds presented an update on the following projects: Art Center and Art Museum Repair Improvements will be broken into multiple procurements, replacing existing HVAC system, electrical gear and other repairs; Comprehensive Feasibility Study for Seawall include the following six tasks: task 1 - new boat haul out to include shops, storage, vendor, administrative area and retail opportunity space, 2 - new Cooper's Alley Boater's Facility to include restrooms, showers, laundry and an ice machine, task 3 - pier A, B, C and D will be replaced with new floaters piers and pier L will be reconfigured eliminating the existing access from the Yacht club, task 4 - complete reconstruction of People Street Boardwalk, task 5 - replace Lawrence Street T-Head finger piers and task 6 - a marine survey services and dredging plans; staff is recommending some more exploration for the flood wall upgrades and possibly acquiring the Corps of Engineering location; the Kinney and Power Street pump station improvements project updated the hydraulic model and studied way to enhance reliability and capacity of the downtown storm water pump system; McGee Beach Breakwater and Marina Dredging is combined with the phase I breakwater repairs and is currently out for bids; New McGee breakwater will extend from the current breakwater past the McGee Beach and the project will need to be solicited for feasibility and engineering design services; Salt Flats Levee improvements will repair functional deficiencies in

the levee and protect against a potential levee breach during a major storm, the design was temporary suspended due to interference with the Harbor Bridge; Sea District Water features were separated. The Shoreline Fountain will be pursued as a maintenance and repair project and the Water Gardens was removed from the CIP and the City commissioned an engineering exercise to determine if the project cost could be reduced. At this time no decision has been made for the funding of the project; Seawall Capital repairs consist of the following: concrete surface repairs, repairs to the eight Mirador concrete structures, repainting and repair of the retaining wall structures at the intersections and installation of skate stop.

Board Members, Mr. Edmonds and Ms. Hurlbert discussed the following topics: whether there are other funding sources for the six tasks other than the seawall fund; if Federal Emergency Management Agency (FEMA) funding could be used for the Marina; whether the CIP will include structural projects to the seawall; people being allowed to fish on the McGee breakwater, however that is not the intended use and no plans on adding lighting; possibly adding more crosswalks on Shoreline; the priority for the seawall funds and other funding used for the amenities.

5. [21-0080](#) Grant Monitoring - Affordable Housing- Homebuyer Assistance Program Quarterly Update

President Harris referred to Item 5. Director of Housing and Community Development Rudy Bentancourt presented the Homebuyer Assistance Program Quarterly update for October to December 2020.

Mr. Bentancourt presented the following topics: department will request \$1,979.66 for reimbursement of staff time in administering the Type A affordable housing program, which totaled 105.5 hours; the following was received during the quarter: 79 intakes of which 1 applied for the program, 4 were funded for a total of \$40,000.00; and leaves a remaining balance of \$43,149.22 available for the program.

Ms. Summers and Mr. Bentancourt discussed whether first time home buyers could utilize both home buyers assistance program and the new home buyers tax credit.

I. **EXECUTIVE DIRECTOR COMMENTS:**

President Harris referred to the Future Agenda Items. Chief Financial Officer Constance Sanchez had no comments.

J. **IDENTIFY FUTURE AGENDA ITEMS**

President Harris referred to the Future Agenda Items. Chief Financial Officer Constance Sanchez identified the following future items: project update from the Regional Economic Development Corporation; update on affordable housing; present a sea wall funding spending plan; and the types of marketing for the board.

Board members asked for an update on the capital improvements for the American Bank Center and Whataburger Field.

K. ADJOURNMENT

There being no further business, President Harris adjourned the meeting at 3:16 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.*

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.