



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Corpus Christi B Corporation - Type B

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Monday, July 17, 2023

1:30 PM

Council Chambers

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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 1:32 p.m.

**B. Call Roll:**

Assistant City Secretary Stephanie Box called the roll and verified that a quorum of the Board was present to conduct the meeting.

**Present** 6 - Board Member Scott Harris, President Leah Pagan Olivarri, Board Member Robert Tamez, Board Member John Valls, Vice-President Alan Wilson, and Board Member Jesus Jimenez

**Absent** 1 - Secretary Diana Summers

**C. PUBLIC COMMENT:**

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

**D. MINUTES / EXCUSE ABSENCES**

**1. [23-1075](#) Approval of Minutes of the Type B June 12, 2023 Regular Meeting.**

President Olivarri 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. [23-1134](#) Type B Financial Reports as of May 31, 2023**

President Olivarri referred to Item 2. Interim Director of Finance Alma Casas presented

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the financial reports as of May 31, 2023.

**F. EXECUTIVE SESSION ITEMS:**

**G. AGENDA ITEMS:**

- 3. 23-1151** Resolution reaffirming the Corpus Christi B Corporation's Investment Policy and Investment Strategy for the Fiscal Year 2023-2024 with non-substantive amendments.

President Olivarri referred to Item 3. Interim Director of Finance Alma Casas said the purpose of this item is to approve a resolution reaffirming the Type B Investment Policy and Investment Strategy for fiscal Year 2023-2024 with non-substantive amendments.

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

- 4. 23-1185** Motion authorizing amendment of the bylaws of the Corpus Christi B Corporation to provide for automatic resignation of a director in the event of unexcused absences.

President Olivarri referred to Item 4. Assistant City Attorney Aimee Alcorn-Reed said the purpose of this item is to approve a motion authorizing an amendment to the bylaws regarding attendance. Ms. Alcorn-Reed stated this item was discussed during the June meeting and a recommendation was made to accept a written request from board members to excuse their absence. The written request would be sent to the City Secretary's Office with a copy to the Board President, and City Staff Liaison at least 24 hours prior to the next meeting.

Board Members and Ms. Alcorn-Reed discussed the following topics: what qualifies as an excused absence; adding qualified excuses to the rules of procedures instead of the bylaws; and the number of absences a member can miss.

Mr. Valls made a motion to approve item 4, seconded by Mr. Wilson, and passed unanimously.

- 5. 23-1161** Motion to approve the Corpus Christi B Corporation's Fiscal Year 2023-2024 operating budget for Economic Development, Housing and Streets.

President Olivarri referred to Item 5. Director of Management and Budget Eddie Houlihan presented the proposed FY 2023-2024 Type B Budget.

Mr. Houlihan presented the following items: Budget Overview - Economic Development; Budgeted Revenue - Economics Development; Proposed Expenses - Economic Development; Major Business Incentives; Small Business Projects; Type B Incentives; Budget Proposal; Budget Overview - Housing; Budgeted Revenue - Housing; Proposed Expenses - Housing; Affordable Housing; Infill Housing Incentives Program; Budget

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Overview - Streets; Budgeted Revenue - Streets; and Proposed Expenses - Streets.

Board Members, Mr. Houlihan, Assistant City Manager Heather Hurlbert, Assistant City Attorney Aimee Alcorn-Reed, Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson and Texas A&M University-CC Executive Director of Career & Professional Development Center Leslie Mills discussed the following topics: the duties for the development services liaison and when the position will be filled; why there is not a budget for Infill Housing; incentives for developers to develop in the city's infill housing areas; the economic development component that pertains to Williams Drive; requested an Infill Housing/Affordable Housing presentation; if infill housing needs to be associated with affordable housing project; having an infill housing map available; the reasons for Texas A&M - CC budget increase and their actual expenses year to date; Del Mar College Internship program status and if they plan to ask for an increase in their budget; tracking the internship positions that are converted to full time positions; recommended a survey be required at the end of the internship program for employers to complete.

Mr. Valls made a motion to approve item 5 as presented with an increase of \$15,000 for Del Mar College Internship Program, seconded by Mr. Tamez, 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:**

#### **J. EXECUTIVE DIRECTOR COMMENTS:**

President Olivarri referred to the Executive Director comments. City Manager Peter Zanoni stated he will present the budget to City Council on Tuesday, July 25th and there will be six budget workshop sessions and five community input sessions .

President Olivarri thanked Mr. Harris for his six-year service to the Type A & B Corporations.

#### **K. ADJOURNMENT**

There being no further business, President Olivarri adjourned the meeting at 2:53 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.*