



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, April 19, 2021

1:30 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 1:34 p.m.

B. Call Roll and Excuse Absences:

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

NOTE: Board Members Diana Summers and Lee Trujillo participated by video conference. Ms. Olivarri arrived at 1:36 p.m.

Present: 7 - President Scott Harris, Board Member Leah Pagan Olivarri, Secretary Diana Summers, Vice-President Robert Tamez, Board Member Lee Trujillo, Board Member John Valls and Board Member Alan Wilson

C. PUBLIC COMMENT

President Harris referred to Public Comment.

The following citizens submitted public comment which are attached to the minutes: Todd A. Hunter Jr., 13526 Catamaran Dr.; Scott Mears, 433 Cape Cod; Tony Hauglum, 205 Del Mar Blvd.; and Jon Gonzalez, 7909 Galilee Circle.

The following citizen called in regarding item 3 in support of Corpus Christi Marina docks: Todd A. Hunter Jr., 13526 Catamaran Dr.

D. MINUTES

1. [21-0443](#) Approval of the Minutes of the Type A Board March 15, 2021 Regular Meeting Minutes

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

E. FINANCIAL REPORT

2. [21-0438](#) Type A Financial Reports as of February 28, 2021

President Harris referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of February 28, 2021.

F. CLOSED SESSION ITEMS:

G. AGENDA ITEMS:

3. **21-0463** Resolution authorizing the expenditure of Seawall Funds in the amount of 14,299,000.00 for Marina Capital Improvement Projects (CIP), replacing docks A, B, C, D, L in FY2021.

President Harris referred to Item 3. Assistant City Manager Neiman Young said the purpose of this item is to repurpose the funding that was approved by the Type A Board and ask that the funding not only be repurposed to the piers, but also asking the funding be escalated; instead of splitting the funding between FY21 and FY22, staff is asking all the funds be available in FY21. Mr. Young said there has been a change in leadership for the Marina and summarized the previous CIP that was brought to the Type A Board. Previous management prioritized facility maintenance in FY21 budget, in contrast to new management who is proposing to repurpose the funds for dock maintenance and replacement, with the goal of generating revenue to become a self-sustaining operation.

Marina Manager Jonathan Atwood presented the following Marina projects: replacement of five docks due to serious deterioration to the wood structure and galvanized hardware; dredging for the boat slips area; replacement of pedestals due to exposed electrical conduits and plumbing lines, no lighting on the pedestals and cable/internet boxes exposed to the elements; replace older marine docks with modern concrete marine dock system; existing Texas marinas in the surrounding areas using concrete docks; a total of 207 slips need to be replaced; total budget for the five piers A, B, C, D & L is nearly 15 million and 5 million for the dredging to be covered by certificates of obligations; and the economic impact for the marina and tourism.

Boards Members and Mr. Atwood discussed the following topics: incorporate features for the community; whether preventative maintenance will be applied to the docks; utilization rate for the boat slips; and if transit docks will be available.

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

H. PRESENTATION ITEMS:

4. [21-0323](#) Engineering Services Quarterly Project Update

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 repairs include the roof and various repairs to the building facade; Art Museum repairs include skylights, store front doors, windows, shutters system and restaurant lease space; Seawall Capital repairs consist of the following: concrete surfaces, eight Mirador concrete structures, repainting and repair of the retaining wall structures at the intersections and installation of skate stop; Sea District Water feature restorations include the following: Shoreline Fountains is nearly completed; a design criteria package is being developed for the Water Gardens that will be used to advertise the project as a design build procurement and is expected to be advertised by late April; McGee Beach Breakwater and Marina Dredging project will repair 1800 linear feet of the existing McGee Beach rock breakwater and concrete cap; the project will also dredge shoaled areas in the marina; Salt Flats Levee improvements will repair functional deficiencies in the levee and protect against a potential levee breach during a major storm; City leadership wished to engage with United States Army Corps of Engineers (USACE) and Port of Corpus Christi Authority (PoCCA) about future plans on the Museum bulkhead repairs before initiating a design as underlying real estate is owned by USACE and POCCA; Parks and Recreation has issued a Request for Quotes (RFQ) for the following projects: boat haul out facility, new Coopers Alley boaters facility and new Peoples Boardwalk; and the pier project is in the RFQ stage to replace piers A, B, C, D & L and the City is considering alternative delivery method to complete the project.

Board Members and Mr. Edmonds discussed the following topics: the areas owned by the Port and needing a interlocal agreement before improvements are started; and a possible future agenda item regarding the breakwater marina.

I. EXECUTIVE DIRECTOR COMMENTS:

President Harris referred to the Executive Director comments. City Manager Peter Zanoni thanked the Board for approving item 3.

J. ADJOURNMENT

There being no further business, President Harris adjourned the meeting at 2:38 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.

PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

This form is not for City Council. This form is for City Boards, Committees and Commissions **ONLY**.

Enter the name of the City Board, Committee or Commission: Corpus Christi Business and Job Development Corporation - Type A

DATE OF MEETING (mm/dd/yy): 04/19/21

NAME: Todd A. Hunter Jr.

ADDRESS: 13526 Catamaran Drive

CITY: Corpus Christi STATE: TX ZIP: 78418

TOPIC: CC Marina Docks

AGENDA ITEM NUMBER (if applicable): 21-0463

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

See the attached letter.

Dear Board Members,

I am reaching out to you about the piers at the Corpus Christi Marina that were severely damaged by Hurricane Hanna. Piers L, A, B, C, and D are all direct and indirect revenue sources for the City.



As a direct source, the Marina collects slip fees on a monthly basis. As an indirect source, the piers are part of a venue for boaters and part of the sights and experience for tourists. The slip fees are probably an obvious benefit and easier to evaluate based on the numbers compared to the economic impact of the Marina as a boating venue and tourist attraction. The indirect aspect has the largest economic impact on the City though.

Of interest to you might be the fact that the Corpus Christi Marina will be home to the Finn Nationals from June 24-27 and the J22 Worlds from July 17-23. Both regattas will draw many out of town visitors to the Corpus Christi Marina. These regattas impact the City due to the demand for hotels, restaurants, and other amenities needed by the visitors. The sailing events often require the participants to stay for several days and require them to show up early to practice on Corpus Christi Bay and to make sure they have their boats rigged before races start.

In an effort to make our out of town guests safe and enjoy their visit, I believe it would be a good idea to make sure the L-Pier (the pier many out of town guests utilize) has been

removed from the Marina before they arrive (hopefully before June). The L-Pier is in a dangerous state and unsightly. We would like to leave a good impression on our out of town guests and make sure they return home with only good thoughts and praises about their experience in Corpus Christi.

In November 2021, we expect to see 100 boats sailing in the Bay for the Multi-hull Championship. For the summer of 2022, Corpus Christi will also be hosting the J24 Worlds, which will bring close to 100 sailors to the area for around one week. All of these events were planned with the expectation that the Marina would be able to facilitate their boating needs and provide a safe place for them to sail. The leaders in the boating community will continue to make plans for more events as Corpus Christi is an excellent place for boating activities.

My comments are based on my passion for the Corpus Christi Marina, water front, and the Bay and on my involvement with activities in or near the Marina. I have been sailing on the Bay since I was 13 years old. My Eagle project was creating and implementing "no swimming" signs around the Marina at the request of the Director due to several drownings. I could sail to Port Aransas and back before I turned 16. I have been a member of the Bay Yacht Club and the Corpus Christi Yacht Club. I live and work in this City so I can see and enjoy the Bay.

I ask that you please support the improvements for the piers for the benefit of our economy and for the development of our City. Thank you all very much for your time and consideration. If you would like me to volunteer my time in any manner for the future, I am happy to do so to help these projects move along.

Sincerely,

Todd A. Hunter Jr.
Phone: 361-944-8930
toddahunterjr@yahoo.com

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City of Corpus Christi

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Enter the name of the City Board, Committee or Commission: Corpus Christi Business and Job Development Corporation - Type A

DATE OF MEETING (mm/dd/yy): 04/19/21

NAME: Scott Meares

ADDRESS: 433 Cape Cod

CITY: Corpus Christ STATE: TX ZIP: 78412

TOPIC: Expenditure of Seawall funds for Marina CIP (Replace docks)

AGENDA ITEM NUMBER (if applicable): 21-0463

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

I am contacting you in support of this expenditure. The Marina is a tremendous asset for our city. Promenately located across from downtown, the marina is highly visible and accessble by our citizens and visitors. Each year the marina is used by many visitors attending and participating in regattas with many of these being national or international events. It is exteremly important we keep the marina, docks and other appertenances in great working condition and it think it is a great compliment to the board to consider this type of expenditure. I am hopeful it will be favorably received and pass.

Thank you for your time and attention to this very important issue.

Scott Meares

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Enter the name of the City Board, Committee or Commission: Type A Board

DATE OF MEETING (mm/dd/yy): 04/19/21

NAME: Tony Hauglum

ADDRESS: 205 Del Mar Blvd

CITY: Corpus Christi STATE: TX ZIP: 78404

TOPIC: CC Marina, L Pier

AGENDA ITEM NUMBER (if applicable): 21-0463

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

I have been a marina tenant since 1981.

ALL PIERS in the marina have been replaced since then, EXCEPT L-Pier.

Pier has far outlived its planned lifespan; is decrepit and no longer a safe docking place during storms. L-Pier is the ONLY pier that is NOT a floating pier.

Pier currently is a hazard, and cannot be used by tenants or CCYC guests.

Pier presents an EYESORE and HAZARD for those visiting CC from AROUND THE COUNTRY AND WORLD for two major regattas being held in our marina and hosted by CCYC this summer. Pier currently gives impression of neglect and abandon, like the old courthouse.

L-Pier formerly generated revenue for the city, cannot do so now.

L-Pier should be the FIRST pier to be replaced because ALL OTHER PIERS WERE REPLACED 20 YEARS AGO.

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Enter the name of the City Board, Committee or Commission: Corpus Christi Business & Job Development Corporation

DATE OF MEETING (mm/dd/yy): 04/19/20

NAME: Jon Gonzalez

ADDRESS: 7909 Galilee Circle

CITY: Corpus Christi STATE: TX ZIP: 78413

TOPIC: Invitation to tour Lighthouse Pointe on North Beach

AGENDA ITEM NUMBER (if applicable): General Public Comment

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.

Good afternoon honorable Board Members & City Staff:

We have exciting news to share with the largest private investment economic development project on North Beach, Lighthouse Pointe!

The Lighthouse is currently being constructed and should be completed in the next few months. When complete, the Lighthouse will be the tallest Lighthouse in Texas and the tallest stone Lighthouse in the United States.

This economic development project will be a magnificent Welcome to all traveling into Corpus Christi on 181, it also:

*Creates Jobs

*Generates new revenues annually for the City of Corpus Christi through Property Taxes, Sales Tax, & new Utility system revenue

*Augments new Hotel Occupancy Taxes as an additional attraction for North Beach Tourism

* and most importantly, the Lighthouse Pointe project offers a glimpse at what the Future of North Beach can be for the people offers a glimpse at what the Future of North Beach can be for the people of Corpus Christi & the Coastal Bend.