



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Corpus Christi Business and Job Development Corporation

Monday, March 19, 2018

4:30 PM

City Council Chambers

A. President Bart Braselton to call the meeting to order.

Vice President Maldonado called the meeting to order at 4:31 p.m.

B. Call Roll and Excuse Absences

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

(Mr. Guerra arrived at 4:34 p.m.)

Present: 4 - Board Member Gabriel Guerra, Vice-President Randy Maldonado, Secretary Lee Trujillo and Board Member Scott Harris

Absent: 1 - President Bart Braselton

C. MINUTES

1. Approval of Minutes of the February 19, 2018 Regular Meeting

Vice President Maldonado called for approval of the minutes. Mr. Harris made a motion to approve the minutes, seconded by Mr. Trujillo and passed unanimously (Braselton and Guerra - absent).

D. FINANCIAL REPORT

2. Financial Reports as of January 31, 2018

Vice President Maldonado referred to Item 2. Assistant Director of Financial Services Alma Casas presented the sales tax report; cash flow statements; the commitment reports; the pro forma for the economic development fund; and a detailed breakdown of expenditures.

G. PRESENTATION ITEM (4):

4. Engineering Services Monthly Update - March 2018

Vice President Maldonado deviated from the agenda and referred to Item 4. Director of Engineering Services Jeff Edmonds provided the capital improvement program (CIP) schedule and current CIP budget in preparation for the CIP planning process. Mr. Edmonds presented the monthly Engineering Services projects update.

Board members and staff discussed the following topics: the reasons expressed by the City Council for tabling the approval of the Corpus Christi Museum of Science and History Floodwall (Museum Floodwall) project; the connection between the Museum Floodwall project and the future inner harbor projects, including the deepening of the Ship Channel and the new Harbor Bridge; the cost of the Museum Floodwall project; if improvements are not made to the Museum Floodwall to protect the entire flood protection system, are there potential penalties; FEMA mapping and base flood elevation; the workshop scheduled for April 16, 2018 to address the CIP budget; and consideration to have council participation during discussions with the Port of Corpus Christi related to the Museum Floodwall.

E. CLOSED SESSION ITEM0 (3-3):

Vice President Maldonado referred to the day's executive session. The Board went into executive session at 5:04 p.m. The Board returned from executive session at 5:18 p.m.

- 3. Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving International Consulting Engineers and/or other entities desiring to engage in commercial development at or in the vicinity of Saratoga Boulevard, Old Brownsville Road, the intersection thereof, or blocks adjacent to the listed streets and/or intersection; and pursuant to Texas Government Code § 551.087 to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the Corporation seeks to have locate, stay, or expand within the City limits and with which the Corporation is conducting economic development negotiations and/or financial or other incentives involving said business prospect, and possible action related to the aforementioned matters in open session.**

Vice President Maldonado referred to Item 3. Mike Culbertson, Corpus Christi Regional Economic Development Corporation, stated that International Consulting engineering (ICE) is requesting a Type A fund grant in the amount of \$125,000. ICE plans to expand their current business by investing \$1.4 million in a new development at 261 Saratoga Boulevard and creating 25 full-time positions with an average annual salary of \$50,000. Mr. Culbertson presented information on the project's economic impact and return-on-investment.

Board members spoke regarding the following topics: if the project meets the guidelines for receiving an incentive; and the total amount being invested on the building.

Mr. Guerra made a motion approving a business incentive agreement with Jimenez Consulting Engineers, LLC, dba International Consulting Engineers, in an amount not to exceed \$125,000 over five years contingent upon a new development at 261 Saratoga Boulevard and the creation of 25 new full-time

jobs; appropriating \$125,000 from the Unreserved Fund Balance in the Fund 1140 Economic Development Fund and amending the FY2018 Operating Budget, seconded by Mr. Trujillo and passed unanimously (Braselton - absent).

F. AGENDA ITEMS:

G. PRESENTATION ITEM (5):

5. Bi-Annual Update on Baseball Stadium With Possible Discussion of Future Insurance Payments

Vice President Braselton referred to Item 5. Assistant City Manager Keith Selman presented an update on the maintenance at Whataburger Field including: scheduled annual maintenance functions; replacing and/or upgrading of aging stadium components; and unplanned maintenance projects.

Following Assistant City Manager Selman's presentation, the following topics were discussed: the total projected maintenance costs for Whataburger Field and a board member requested to receive a detailed maintenance report from SMG regarding the arena.

Mr. Harris made a motion to recess the Type A Board meeting to hold a meeting of the Corpus Christi B Corporation (Type B), seconded by Mr. Trujillo and passed unanimously (Braselton - absent). The meeting was recessed at 5:31 p.m.

Vice President Maldonado reconvened the Type A Board meeting at 6:23 p.m.

Assistant City Manager Keith Selman stated that staff is recommending that the Type A Board continue paying the insurance of the baseball stadium per the agreement and an action item will be presented at the next meeting.

H. EXECUTIVE DIRECTOR COMMENTS:

None.

I. PUBLIC COMMENT

None.

J. IDENTIFY FUTURE AGENDA ITEMS

Vice President Maldonado referred to Identify Future Agenda Items. The following items were identified: the quarterly report for affordable housing; discussion on a LandBank; the quarterly report for economic development; a request for funding from SMG regarding Buc Days; a discussion regarding a transfer from the arena fund to the visitors facility fund; a discussion on the homebuyers assistance program; a presentation from the Communications Department regarding Type A funding; and the baseball stadium insurance.

K. ADJOURNMENT

The meeting was adjourned at 6:25 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.*