



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
corpuschristitx.gov

## Meeting Minutes - Draft

### Corpus Christi B Corporation - Type B

---

Monday, December 8, 2025

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 Diana Summers to call the meeting to order.**

President Diana Summers called the meeting to order at 1:30 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.

Ms. Mostaghasi and Mr. Jimenez arrived at 1:34 p.m.

**Present** 7 - Board Member Victoria Holland, Board Member Johnny Philipello, Vice-President Jesus Jimenez, President Diana Summers, Board Member Claudia Mostaghasi, Board Member Duke Canchola, and Secretary Mark LaRue

**C. PUBLIC COMMENT:**

President Summers referred to Public Comment.

Mike Culbertson, Portland, TX spoke in support of hotel incentives; Kingsley Okonkwo, Corpus Christi, TX spoke in continue support for Next Sport Company LLC.

**D. MINUTES / EXCUSE ABSENCES**

1. 25-1765 Approval of Minutes for the Type B Board, August 25, 2025 Special Meeting, September 15, 2025 Regular Meeting and October 27, 2025 Special Meeting.

President Summers referred to Item 1. Mr. LaRue made a motion to approve the minutes as presented, seconded by Mr. Jimenez, and passed unanimously.

Mr. Jimenez requested an excused absences for the September 15, 2025 Regular

Meeting. Ms. Holland made a motion to excuse the absence, seconded by Mr. LaRue and passed unanimously.

**E. FINANCIAL REPORT**

**2. 25-1918 Type B Financial Reports as of October 31, 2025**

President Summers referred to Item 2. Director of Finance Sergio Villasana corrected the agenda heading for the financial report stating the year should be 2026 and asked to table the financial report for the next meeting.

Mr. LaRue made a motion to table item 2, seconded by Mr. Jimenez, and passed unanimously.

**F. EXECUTIVE SESSION ITEMS: None**

**G. AGENDA ITEMS:**

**3. 25-1768 Motion approving the 2026 Corpus Christi B Corporation Meeting Calendar.**

President Summers referred to Item 3. Interim Assistant City Manager Dan McGinn presented a proposed option to transition to a bi-monthly meeting schedule for The Type B Board.

Board Members amended the schedule and want to continue with monthly meetings.

Mr. Philipello made a motion to amend the item to have board meetings the 2nd Monday of the month excluding August, seconded by Ms. Holland, and passed unanimously.

Ms. Holland made a motion to approve the item as amended, seconded by Mr. Philipello and passed unanimously.

**4. 25-1899 Resolution amending the Corpus Christi B Corporation list of authorized representatives for Texas Local Government Investment Pool transactions and authorizing execution of the document by the President.**

President Summers referred to Item 4. Director of Finance Sergio Villasana presented the resolution for the Texas Local Government Investment Pool transactions and authorizing execution of the document by the president.

Mr. Philipello made a motion to approve item 4, seconded by Mr. LaRue, and passed unanimously.

**H. PUBLIC HEARING:**

**5. 25-1920 Public Hearing and Motion authorizing an Affordable Housing Project**

Agreement, and subsequent subordination documentation required by the primary lender, with Corpus Christi Huntwick Avenue LP commonly known as Palo Verde Senior Apartments in the amount of \$1,000,000 for the development of 75 affordable senior housing rental units located at 5501 Huntwick Avenue

President Summers referred to Item 5. Assistant Director of Planning and Economic Development Jennifer Buxton presented the Corpus Christi Huntwick Avenue LP commonly known as Palo Verde Senior Apartments Project.

Ms. Buxton presented the following: Palo Verde Senior Apartments; Site Plans; and Palo Verde Development Costs.

Ms. Buxton, Mr. Stark and Assistant City Attorney Jacqueline Bazan responded to board questions.

President Summers opened the Public Hearing.

There were no comments from the public.

President Summers closed the Public Hearing.

Mr. Philipello made a motion to approve item 5, seconded by Ms. Holland, and passed unanimously.

**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:**

**6. 25-1907 Engineering Services Quarterly Project Update for Type B**

President Summers referred to Item 6. Director of Engineering Services Jeff Edmonds presented the Engineering Services Quarterly Project Updates.

Mr. Edmonds presented the following projects: Huntwick Avenue - South Staples to Pavement Change; Industrial Park Roadway Improvements; McCampbell (Agnes to Leopard) Project; Bear Lane (SPID to Joe Mireur Rd.) (Design Only); William Drive (Rodd Field to Lexington Road); Harbor Playhouse Building and HVAC System Improvements; Floodwall Upgrades at Science Museum; Seawall Capital Repairs.

Mr. Edmonds responded to the board questions.

**J. EXECUTIVE DIRECTOR COMMENTS:**

President Summers referred to the Executive Director comments. Deputy City Manager

Michael Rodriguez had no comments.

**K. ADJOURNMENT**

There being no further business, President Summers adjourned the meeting at 2:42 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.*