



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Corpus Christi B Corporation - Type B

Monday, October 17, 2022

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. Vice President Robert Tamez to call the meeting to order.

Vice-President Robert Tamez called the meeting to order at 1:37 p.m.

B. Call Roll:

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

Diana Summers arrived at 1:39 p.m.

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

C. PUBLIC COMMENT

Vice-President Tamez referred to Public Comment. There were no comments from the public.

D. MINUTES / EXCUSE ABSENCES

1. [22-1740](#) Approval of Minutes of the Type B Board September 19, 2022 Regular Meeting.

Vice-President Tamez referred to Item 1. Mr. Valls made a motion to approve the minutes as presented, seconded by Mr. Harris, and passed unanimously.

E. FINANCIAL REPORT

2. [22-1714](#) Type B Financial Reports as of August 31, 2022

B

Vice-President Tamez referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of August 31, 2022.

Board Members and Ms. Hurlbert discusses the following items: how the surplus funds will be used; whether surplus funds can be used when a project needs to be amended or for consideration of another project; requested actuals for year to year to be added to the financial report.

F. CLOSED SESSION ITEMS: NONE

PUBLIC NOTICE is given that the Board of Directors may elect to go into closed session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meetings Act, Chapter 551 of the Texas Government Code, and that if the Board of Directors specifically expects to go into closed session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the closed session will be publicly announced by the presiding officer. 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.

G. AGENDA ITEMS:

3. [22-1755](#) Election of Officers for a term ending September 30, 2023.

Vice-President Tamez referred to Item 3. Mr. Tamez asked for nominations for President. Mr. Valls nominated Ms. Olivarri and Mr. Harris nominated Ms. Summers. There were no other nominations. Jimenez, Valls, Olivarri and Wilson voted for Olivarri. Harris, Summers and Tamez voted for Summers. Ms. Olivarri was elected President.

Vice-President Tamez asked for nominations for Vice President. Mr. Valls nominated Mr. Wilson. There were no other nominations. Mr. Valls made a motion to elect Mr. Wilson as Vice President, seconded by Mr. Tamez and passed unanimously.

Vice-President Tamez asked for nominations for Secretary. Ms. Olivarri nominated Ms. Summers. There were no other nominations. Mr. Valls made a motion to elect Ms. Summers as Secretary, seconded by Ms. Olivarri and passed unanimously.

4. [22-1753](#) Motion approving the 2023 Corpus Christi B Corporation Meeting Calendar.

Vice-President Tamez referred to item 4. Director of Finance Heather Hurlbert said the purpose of this item was to present the 2023 Corpus Christi B Corporation Meeting Calendar. The meetings are scheduled for the third Monday of the month with the exception of the months with holidays.

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

H. PUBLIC HEARING: NONE

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:

5. [22-1788](#) Briefing on RSK Transportation request for incentive

Vice-President Tamez referred to item 5. Interim Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson presented the RSK Transportation Project. Mr. Culbertson stated the Corpus Christi Regional Economic Development Corporation (CCREDC) received an application from RSK Transportation for incentives to reconstruct Beaden Drive. The company has experienced damages to their equipment and challenges accessing the location due to the current road conditions. RSK currently has 28 full-time employees in the Corpus Christi location. They wish to expand by adding another building with an estimated investment of \$1.2 million and adding 50 part-time jobs. The company does not wish to move forward with the expansion unless the road is improved. The EDC Board does not recommend approval of the grant because the return on investment was too low, less than 12% over 5 years. Current Pavement Condition Index (PCI) is 43 due to heavy usage. The city recommended building a concrete road at a cost of \$1.5 million. Of the three companies on the street, one submitted a letter of support.

Board Members, Mr. Culbertson and City Manager Peter Zanoni discussed the following topics: whether a driveway could be constructed on Leopard street as an entry; the rules of procedures regarding denied projects brought from the EDC to the Type B Board; commercial businesses pay a higher street user fee; the life span of concrete versus asphalt; the repairs to the street will be an asset for the city; street repair for private property should not come to the Type B board; the concurrence of the board was to take no further action;

J. EXECUTIVE DIRECTOR COMMENTS:

Vice-President Tamez referred to the Executive Director comments. City Manager Peter Zanoni had no comments.

K. ADJOURNMENT

There being no further business, Vice-President Tamez adjourned the meeting at 2:15 p.m.

B

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.