



# 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, April 18, 2022

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 Lee Trujillo to call the meeting to order.**

President Lee Trujillo called the meeting to order at 1:32 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.

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

**C. PUBLIC COMMENT**

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

**D. MINUTES / EXCUSE ABSENCES**

**1. [22-0700](#) Approval of Minutes of the Type B Board March 21, 2022 Regular Meeting.**

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

**E. FINANCIAL REPORT**

**2. [22-0685](#) Type B Financial Reports as of February 28, 2022**

President Trujillo referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of February 28, 2022.

Board Members, City Manager Zaroni and Ms. Hurlbert discussed the following: what the Botanical funds were allocated for and the timeline to expend the funds; an update for the Next Sport Company LLC and the Gabe Lozano Executive 9-hole golf course and a plan to replace the Oso and Lozano club houses.

**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. [22-0695](#) Motion authorizing an agreement with the City of Corpus Christi to provide \$1,191,871 from the Corpus Christi B Corporation affordable housing fund to provide the Corpus Christi Housing Finance Corporation funds for ALMA at Greenwood a 152-unit new construction affordable rental housing project for households at or below 60 percent of the area median income located on 10 acres at Greenwood and Gollihar, appropriating \$1,191,871 from the unreserved fund balance of the affordable housing fund, and amending the budget.

President Trujillo referred to Item 3. Assistant Director of Neighborhood Services Jennifer Buxton said the purpose of this item is to approve a motion authorizing an agreement between the Type B Board and the City of Corpus Christi for \$1,191,871 for ALMA at Greenwood a new construction affordable rental housing project.

Ms. Buxton presented the following: proposed development; financing; loans to Greenwood Manor LP; General Partner; ownership structure and timeline.

Board Members, Ms. Buxton, City Manager Zaroni discussed the following topics: which loans that will be repaid in 40 years; why the federal loan will be repaid first; how long the amortization is deferred; the accuracy of the cost estimate; whether the tax credits have been awarded; why the cost of the project is so high; if there are any interest rate guarantees for the bond exploration; whether the property needs to be re-zoned; and requested a workshop for future affordable housing project.

**B**

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Mr. Valls made a motion approving item 3, 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: NONE****J. EXECUTIVE DIRECTOR COMMENTS:**

President Trujillo referred to Executive Director comments. City Manager Peter Zanoni identified the following future item: updates on the American Bank Center and Arena.

**K. ADJOURNMENT**

There being no further business, President Trujillo adjourned the meeting at 2:15 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.*