



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Corpus Christi B Corporation - Type B

Monday, June 12, 2023

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 Leah Pagan Olivarri to call the meeting to order.

President Leah Olivarri called the meeting to order at 1:33 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 4 - President Leah Pagan Olivarri, Secretary Diana Summers, Vice-President Alan Wilson, and Board Member Jesus Jimenez

Absent 3 - Board Member Scott Harris, Board Member Robert Tamez, and Board Member John Valls

C. PUBLIC COMMENT:

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

D. MINUTES / EXCUSE ABSENCES

1. [23-0947](#) Approval of Minutes of the Type B May 15, 2023 Regular Meeting.

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

E. FINANCIAL REPORT

2. [23-0928](#) Type B Financial Reports as of April 30, 2023

President Olivarri referred to Item 2. Interim Director of Finance Alma Casas presented

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the financial reports as of April 30, 2023.

F. EXECUTIVE SESSION ITEMS:

G. AGENDA ITEMS:

3. **23-0970** Discussion and possible action to amend the bylaws of the Corpus Christi B Corporation to provide for automatic resignation of a director in the event of unexcused absences.

President Olivarri referred to Item 3. Assistant City Attroner Aimee Alcorn-Reed said the purpose of this item is to discuss possible amendment to the bylaws for the Type B Board regarding attendance. Ms. Alcorn-Reed suggested adopting the City Council's current attendance policies for city boards or the board could created their own policy.

Board Members and Ms. Alcorn-Reed discussed the following topics: how many meeting would result in an automatic resignation; including guidelines as to what is considered an excused absence to the rules of procedures; and accepting a written request for an excused absence.

Ms. Olivarri requested the item be brought back at the next meeting with the suggested changes for consideration and possible action.

4. [23-0971](#) Discussion and possible action to authorize a job training grant to Del Mar College in the amount of \$130,000 for the Cyber Center to aid small businesses within the city limits by providing education and support related to cyber security issues.

President Olivarri referred to Item 4. Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of this item is to discuss and possible action on a grant for Del Mar College in the amount of \$130,000 for a Cyber Center. Mr. Culbertson introduced the Director of the Small Business Development Center Ann Fierova and Executive Vice President and Chief Operating Officer Lenora Keas who gave more information regarding the Cyber Center.

Board Members, Mr. Culbertson and Ms. Fierova discussed the following topics: explained why being compliant with Cyber Awareness is necessary; hiring process for the cyber center and when the center will be compete; allocating funds for each client; the number of businesses that will benefit from the services; and funding for the program is for the calendar year, however, the board could allow a 15 month contract so the program could start sooner.

Mr. Wilson made a motion to approve item 4, seconded by Mr. Jimenez, and passed unanimously.

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5. [23-0972](#) Motion authorizing an amendment to the to the reimbursement Agreement with Botanical and Nature Institute of South Texas, Inc., to extend the performance deadline from August 21, 2023 to March 31, 2024.

President Olivarri referred to Item 5. Executive Director of the Botanical Gardens Michael Womack said the purpose of this item is to request an amendment to the agreement by extending the deadline to March 31, 2024. Mr. Womack explained the Texas Parks and Wildlife grant should have been completed in 9 to 12 months; however, it took 22 months to finalize the grant. The Botanical Gardens received archeological surveys that were double the amount they expected. They will go out for proposals again and hope to get a better price for the survey.

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

6. [23-0984](#) Motion authorizing an Amendment to the Reimbursement Agreement with New Sports Company LLC., to extend the performance deadline of Phase I from November 30, 2023, to December 31, 2024, and the completion deadline of Phase II from November 30, 2023, to August 31, 2026.

President Olivarri referred to Item 6. President of Next Sports Company LLC Dr. Kingsley Okonkwo said the purpose of this item is to extend the performance deadline of Phase I to December 31, 2024 and the completion deadline of Phase II to August 31, 2026. Dr. Okonkwo stated all permits and drainage has been completed.

Assistant City Attorney Aimee Alcorn-Reed stated there is a typo on the business name in the agreement. City Secretary Rebecca Huerta stated the name could be corrected administratively from New to Next as it was notated for the record.

Mr. Wilson made a motion to approve item 6, seconded by Ms. Summers, and passed unanimously.

7. [23-1021](#) Presentation and discussion on the proposed FY 2023-2024 Corpus Christi Type B Corporation Budget

President Olivarri referred to Item 7. Director of Management and Budget Eddie Houlihan presented the proposed FY 2023-2024 Type B Budget.

Mr. Houlihan presented the following items: Budget Overview - Economic Development; Budgeted Revenue - Economics Development; Proposed Expenses - Economic Development; Major Business Incentives; Small Business Projects; Type B Incentives; Budget Proposal; Budget Overview - Housing; Budgeted Revenue - Housing; Proposed Expenses - Housing; Affordable Housing; Infill Housing Incentives Program; Budget Overview - Streets; Budgeted Revenue - Streets; and Proposed Expenses - Streets.

Board Members, Mr. Houlihan, Interim Assistant City Manager Heather Hurlbert,

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TAMU-CC Executive Director of Career & Professional Development Center Leslie Mills and Director of the Small Business Development Center Ann Fierova, Chief Lending Officer for LiftFund Michael Coulter, Market Manager for LiftFund Laura Estrada discussed the following topics: proposed expenses - economic development and FY2024 proposed budget for major business incentives totals were incorrect; performance updates for the Texas A&M-CC and Del Mar College Intern program; whether there is a broader range of industries using the intern program; Texas A&M-CC had asked for an increase to the Internship budget program of \$150,000 for FY2024; LiftFund will use the proposed increased fund amount to hire a new full-time employee, advertising, and canvassers to double the amount of clients; the need for a Development Services Liaison to help small and large businesses with the Development Services processes for construction or improvements to their business; and whether there are projects identified for the Affordable Housing Projects.

H. PUBLIC HEARING:

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:**J. EXECUTIVE DIRECTOR COMMENTS:**

President Olivarri referred to the Executive Director comments. City Manager Peter Zanoni stated the final budget will be presented at the next board meeting.

K. ADJOURNMENT

There being no further business, President Olivarri adjourned the meeting at 2:53 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.