



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Corpus Christi Business and Job Development Corporation - Type A

Monday, March 18, 2024

2:00 PM

6th Floor Conference Room

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 & Job 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 2:13 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 - President Leah Pagan Olivarri, Secretary Diana Summers, Board Member Robert Tamez, Vice-President Alan Wilson, Board Member Jesus Jimenez, Board Member Eric Evans and Board Member Mark LaRue

C. PUBLIC COMMENT:

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

D. MINUTES / EXCUSE ABSENCES

1. [24-0250](#) Approval of Minutes for the Type A Board January 22, 2024 Regular Meeting.

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

Mr. Jimenez and Mr. Evans requested an excused absence for the January 22, 2024 meetings. Mr. Wilson made a motion to excuse both absences, seconded by Mr. LaRue and passed unanimously.

E. FINANCIAL REPORT

2. [24-0437](#) Type A Financial Reports as of January 31, 2024

President Olivarri referred to Item 2. Interim Director of Finance Alma Casas presented the financial reports as of January 31, 2024.

F. **EXECUTIVE SESSION ITEMS:**

G. **AGENDA ITEMS:**

3. **24-0443** Motion approving \$3,500,000 in HVAC Improvements for repairs at the city owned facility housing the Art Museum of South Texas and the appropriation of Seawall Fund balance.

President Olivarri referred to Item 3. Assistant City Manager Heather Hurlbert said the purpose of this item is to approve a motion authorizing \$3,500,000 in HVAC improvements to the Art Museum of South Texas and the appropriation of Seawall Funds. The system is currently using a chilled water distribution loop system. The Facility Condition Assessment Report and the Gap Analysis identified the project to decouple the external public facilities from the Convention Center chiller cool water loop system.

Board Members and Ms. Hurlbert discussed the following topics: whether the Art Museum will be self sustained after the repairs are completed; if the timeline for repairs can be increased due to the art in the building and approving a budget placeholder for the project.

Mr. Evans made a motion to approve item 3, seconded by Mr. Tamez, and passed unanimously. Mr. LaRue abstained.

I. **PRESENTATION ITEMS:**

4. [24-0413](#) American Bank Center Arena Projects Update

President Olivarri referred to Item 4. OVG360/American Bank Center General Manager Daniel Melise presented an updated on the American Bank Center Arena Capital Projects and Venue Improvements.

Mr. Melise presented the following projects: Oak View Group and Team; Recent Capital Projects and Venue Improvements; Current Capital Projects and Venue Improvements; FY23 Arena Capital Ledger; Current Capital Improvement Projects; Current Capital Improvement Projects Arena - \$9.1 million; Type A Marketing / Co-Promotional Fund and Upcoming Events.

Board Members and Mr. Melise discussed the following topics: how funds are balanced if the projects come in lower or higher; more way finding is needed for events at the American Bank Center; whether the dressing room renovations at the Selena Auditorium

have been completed and elevator maintenance.

5. [24-0414](#) Corpus Christi Marina Update

President Olivarri referred to Item 5. Park and Recreation Marina Manager Jonathan Atwood presented an update on the Corpus Christi Marina.

Mr. Atwood presented the following projects: Marina Total Project Cost; New Coopers L Head Boater Facility and Parking Lot Re-Surfacing; Haul Out Facility and Marina Office; Peoples Boardwalk and the Marina Timeline.

Board Members, Mr. Atwood and Parks and Recreation Director Robert Dodd discussed the following topics: parking accommodation for the L Head; Haul Out Facility to be used during hurricanes and heavy storms; and if there are any updates on a fuel station at the docks.

6. [24-0410](#) Type A Sales Tax Reauthorization Update and Discussion

President Olivarri referred to Item 6. Assistant City Manager Heather Hurlbert presented a briefing on the Type A sales tax reauthorization.

Ms. Hurlbert presented the following: Background on the Sales Tax; Authorization; Engagement; Potential Uses - 1/8 Cent Arena; City Owned Properties In The Sea District; Potential Uses - 1/8 Cent Seawall; Possible Seawall Boundary; Renewal Term; and Key Dates and Next Steps.

Board Members and Ms. Hurlbert discussed the following topics: Seawall qualifies for the Type A Funding since it helps to protect the downtown area which will encourage new and expanded businesses; adding the 1/8th cents to include the city owned facilities; when the bond will be paid off; and what defines a residential street and what are the alternatives if the sales tax election does not pass.

J. **EXECUTIVE DIRECTOR COMMENTS:**

President Olivarri referred to the Executive Director comments. City Manager Peter Zanoni had no comments.

K. **ADJOURNMENT**

There being no further business, President Olivarri adjourned the meeting at 3:34 p.m. This meeting

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.