



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Corpus Christi B Corporation - Type B

Monday, October 16, 2023

1:30 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 & 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 1:30 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 6 - President Leah Pagan Olivarri, Secretary Diana Summers, Board Member Robert Tamez, Vice-President Alan Wilson, Board Member Eric Evans, and Board Member Mark LaRue

Absent 1 - Board Member Jesus Jimenez

C. PUBLIC COMMENT:

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

The following citizen submitted a written public comment which is attached to the minutes: Julie Rogers, 710 Furman Ave.

D. MINUTES / EXCUSE ABSENCES

1. [23-1655](#) Approval of Minutes of the Type B Board September 18, 2023 Regular Meeting.

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

E. FINANCIAL REPORT

2. **23-1637** Type B Financial Reports as of August 31, 2023

President Olivarri referred to Item 2. Ms. Olivarri stated board members received the financial report and will discuss the full year financial report at the next board meeting.

F. **EXECUTIVE SESSION ITEMS:**

3. [23-1693](#) **Executive session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving a potential economic development agreement with South Texas Military Housing, L.P., and/or related entities regarding development on or near Naval Air Station - Corpus Christi **and pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the corporation seeks to have locate, stay, or expand in or near the territory of the City of Corpus Christi and with which the corporation is conducting economic development negotiations and/or financial or other incentives involving said business prospect.

President Olivarri referred to Executive Session Item 3 and 4. The Board went into Executive Session at 2:27 p.m. The Board returned from Executive Session at 2:35 p.m.

E-Session Items were discussed in executive session.

4. [23-1672](#) **Executive session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving a potential economic development agreement with Elevate QOF, LLC and/or related entities regarding development at or near N Chaparral Street and Lomax Street; **and pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the corporation seeks to have locate, stay, or expand in or near the territory of the City of Corpus Christi and with which the corporation is conducting economic development negotiations and/or financial or other incentives involving said business prospect.

Refer to Item 3.

5. [23-1667](#) **Executive session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving a potential economic development agreement with Corpus Christi PATCH Inc. and/or related entities regarding development of 715 N Chaparral St. **and pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the corporation seeks

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to have locate, stay, or expand in or near the territory of the City of Corpus Christi and with which the corporation is conducting economic development negotiations and/or financial or other incentives involving said business prospect.

President Olivarri referred to Executive Session Item 5. The Board went into Executive Session at 1:34 p.m. The Board returned from Executive Session at 1:46 p.m.

This E-Session Item was discussed in executive session.

G. AGENDA ITEMS:**6. [23-1702](#) Election of Officers for a term ending September, 30, 2024**

President Olivarri referred to Item 6. Ms. Olivarri asked for nominations for President. Mr. Wilson nominated Ms. Olivarri. There were no other nominations. Mr. Wilson made a motion to elect Ms. Olivarri as President, seconded by Ms. Summers and passed unanimously.

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

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

H. PUBLIC HEARING:**7. [23-1665](#) Public Hearing and Motion authorizing a business incentive agreement with Corpus Christi PATCH Inc. in the amount of \$230,000.00 for an upfront request for exterior repairs to include roof and exterior walls at 715 North Chaparral Street as part of a larger redevelopment project; authorizing appropriation of \$230,000.00 from Corpus Christi B Corporation Economic Development Fund and amendment of the budget.**

President Olivarri referred to Item 7. Executive Director of Corpus Christi PATCH Inc. Cheryl Votzmeyer-Rios presented the information regarding exterior repairs that include the roof for the Ritz Theatre.

President Olivarri opened the public hearing.

Ms. Votzmeyer-Rios presented the following: Who CCPATCH Are; their Mission and Vision; Ritz Updates; Ritz Rehab Team; Secretary of Interior's Standards; What's a Tax Credit; Immediate Funding Needs; Local Impacts; and Summary Pro Forma.

Susan Palmer, Kristen Perry Hendersen, Monica Sawyer, Jane Dare Hass, Bethany

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Goldson, Adam Rios, Michelle Smith, and Susan Palmer, spoke in support of Item 7.

President Olivarri closed the public hearing.

Mr. Wilson made a motion to approve item 7, seconded by Ms. Summers, 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: None

J. EXECUTIVE DIRECTOR COMMENTS:

President Olivarri referred to the Executive Director comments. Chief Financial Officer Constance Sanchez had no comments.

K. ADJOURNMENT

There being no further business, President Olivarri adjourned the meeting at 3:00 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.

PUBLIC COMMENT/INPUT FORM

City of Corpus Christi

This form is not for City Council. This form is for City Boards, Committees and Commissions ONLY.

Enter the name of the City Board, Committee or Commission: _____

DATE OF MEETING (mm/dd/yy): _____

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

TOPIC: _____

AGENDA ITEM NUMBER (if applicable): _____

If no agenda item is specified, then this will be considered a general public comment and not a public hearing.