



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, January 10, 2022

1:45 PM

City 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 & 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 Lee Trujillo to call the meeting to order.

President Lee Trujillo called the meeting to order at 1:54 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. [22-0035](#) Approval of Minutes of the Type A Board November 15, 2021 Regular Meeting.

President Trujillo 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. [22-0093](#) Type A Financial Reports as of November 30, 2021

President Trujillo referred to Item 2. Director of Finance Heather Hurlbert presented the

financial reports as of November 30, 2021.

A Board Member asked when the Water Garden Project will move forward.

F. CLOSED SESSION ITEMS:

G. AGENDA ITEMS:

3. [22-0129](#) Motion de-obligating \$154,227.00 from the agreement between the Corpus Christi Business and Job Development Corporation and the Community Development Corporation of Brownsville, dba come dream, come build for the proposed affordable housing project at Congress Park located at 4017 Capitol Drive.

President Trujillo referred to Item 3, a motion de-obligating \$154,227.00 from the proposed affordable housing project at Congress Park at 4017 Capitol Drive.

Board Members and City Manager Peter Zanoni discussed why the project did not move forward.

Mr. Tamez made a motion approving Item 3, seconded by Mr. Valls and passed unanimously.

H. PRESENTATION ITEMS:

4. [22-0122](#) Marina Projects Update

President Trujillo referred to Item 4. Marina Manager Jonathan Atwood presented an update on the improvements and repairs to the marina infrastructure.

Mr. Atwood presented the following: revenue and event review; marina projects and approved Type A funding; dock replacement project; Coopers L Head Boater's Facility and Haul Out Facility design; and Peoples Boardwalk.

Board Members and Mr. Atwood discussed the following topics: whether the core permit is an individual or nation wide permit; upgrading the three lift stations; whether washer and dryers are available in the boater's facility; if a fuel station will be added; adding more activities to the marina master plan; recommends a board member be a representative on the master plan committee/task force; the comparables of the revenue from the prior year and the current year; whether the marina is an enterprise fund; adding way finding signage; and concerns regarding the elevation of the marina.

5. [22-0130](#) Briefing on the City's Down Payment and Closing Cost Assistance Program

President Trujillo referred to Item 5. Assistant Director of Neighborhood Services Jennifer Buxton presented the City's Down Payment and Closing Cost Program.

Ms. Buxton presented the following: down payments and closing cost; applications; and income determinations.

Board Members and Ms. Buxton discussed the following topics: the number of people utilizing the program last year; how the applications are processed; requested a six month update on the program; whether a transaction could use the infill housing and the city's program together; how applicants can apply for the program; and whether counselors are provide to assist the applicants; and if buyer using the down payment program could put a contract on housing that will be built six months later.

6. [22-0143](#) American Bank Center Capital Improvements update.

President Trujillo referred to Item 6. Interim General Manager of American Bank Center Paul Turner presented an updated on the capital improvement projects for the America Bank Center.

Board Members and Mr. Turner discussed the following topics: center video board; painting of arena and concourse; keyless entry access; touch less faucets; completed locker room renovations; city terrace project; club lounge project and combining suite 1 and 2 project.

Board Members and Mr. Turner discussed the following topics: input received from Texas A&M on the improvements; when the new permanent General Manager will be hired and possibly have a board member participate in the second part of the hiring process.

7. [22-0047](#) Corpus Christi Regional Economic Development Corporation (CCREDC) Quarterly Update (Q1 2022)

President Trujillo referred to Item 7. Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson presented the Economic Development quarterly report.

Mr. Culbertson presented updates on the following programs: Del Mar College Process Technology II; International Consulting Engineer (ICS); Texas A&M University Industrial and Civil Engineering; LaVista Pointe (Type B grant); Lift Fund Interest Buy-Down Program; Service Corps of Retired Executives (SCORE); Del Mar College Intern; Texas A&M University (TAMU-CC) Intern; Del Mar College Procurement Technical Assistance Center (PTAC); Del Mar College Contract Resource Center and Del Mar College Small Business Development Center.

Board Members and Mr. Culbertson discussed the following topics: status of the TAMU-CC drone project and soccer field; whether the internship programs could be expanded to different degrees and 10% of funds could be used for marketing.

8. [22-0097](#) Engineering Services Quarterly Project Update

President Trujillo referred to Item 8. Director of Engineering Services Jeffrey Edmonds presented the Engineering Services monthly updates.

Mr. Edmonds presented an update on the following projects: Cole Park Pier; Seawall Capital repairs; McGee Beach Breakwater and Marina Dredging; Salt Flats Levee improvements; Marina piers A, B, C, D & L replacement & dredging; Art Center repairs and improvements; Art Museum repairs and improvements; restoration of Water Gardens, and Marina Facilities and Boardwalk.

Board Members, Mr. Edmonds and City Manager Zanoni discussed the following topic: American Electric Power (AEP) will add lighting to the Cole Park Pier.

I. EXECUTIVE DIRECTOR COMMENTS:

President Trujillo referred to Executive Director comments. City Manager Zanoni stated everything funded by the Type A Board is either under construction or in the design phase.

J. ADJOURNMENT

There being no further business, President Trujillo adjourned the meeting at 3:21 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.