



# 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

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Monday, April 18, 2022

1:45 PM

City 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 & 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 2:16 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. [22-0699](#) Approval of Minutes of the Type A Board March 21, 2022 Regular Meeting.

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

**E. FINANCIAL REPORT**

2. [22-0684](#) Type A 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.

**F. CLOSED SESSION ITEMS: NONE**

**G. AGENDA ITEMS:**

3. [22-0693](#) Motion authorizing an agreement with the City of Corpus Christi to provide \$160,560 from the Corpus Christi Business & Job Development 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 \$160,560 from the unreserved fund balance for affordable housing, and amending the budget.

President Trujillo referred to Item 3, a motion to approve an agreement between the Type A Board and the City of Corpus Christi for \$160,560 for ALMA at Greenwood affordable rental housing.

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

**H. PRESENTATION ITEMS:**

4. [22-0686](#) Engineering Services Quarterly Project Update

President Trujillo referred to Item 4. Director of Engineering Services Jeffrey Edmonds presented the Engineering Services quarterly updates.

Mr. Edmonds presented an update on the following projects: McGee Beach Breakwater and Marina Dredging; Salt Flats Levee Improvements; Art Museum Repairs and Improvements; Art Center Repairs and Improvements; Restoration of the Water Gardens; Marina Piers ABCD&L Replacement and Dredging; Marina Facilities and Boardwalk; and Flood Wall Upgrades at Science Museum.

Board Members, City Manager Zanoni and Mr. Edmonds discussed the following topics: other possible uses for the Water Gardens and whether a fuel station will be added to the Marina.

5. [22-0751](#) Art Museum Promenade Project Update.

President Trujillo referred to Item 5. Director of Planning for the Port of Corpus Christi Jeff Pollack presented the Art Museum Promenade Project Updates.

Director of Planning for the Port of Corpus Christi Jeff Pollack presented the following development topics: Harbor Point East Park Site; gateway & monuments sign; walk and

discovery paths; incorporate art and sculptures along the gateway entry and paths; adding native vegetation through the walkway; lounge lawn & bowsprit overlook; interactive play structure; recent activity and next steps for Harbor Point East; City and Port Memorandum of Understanding (MOU).

Board Members, Mr. Pollack, Mr. Edmonds and City Manager Zaroni discussed the following topics: Harbor Drive being used for Harbor Point East Park; incorporate more picnic tables; if the west side will also be developed; whether a bus stop will be available; parking and walkway availability for the museums; whether security will be available in the area; consider using local sculptors and artists; possible connection to the Water Gardens; whether the Port is considering a hotel in the area; revisit the seawall fund to possibly add the walkway amenity in partnership with the Port's project.

**I. EXECUTIVE DIRECTOR COMMENTS:**

President Trujillo referred to Executive Director comments. City Manager Zaroni stated Randy Almaguer accepted a position with the Engineering Department and thanked him for his work with the Type A & B Boards and congratulated him on his promotion.

**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.*