



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Corpus Christi B Corporation - Type B

Monday, November 14, 2022

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.

Mr. Jimenez arrived at 1:40 p.m.

Present 7 - Board Member Scott Harris, Board Member Leah Pagan Olivarri, Secretary Diana Summers, Vice-President Robert Tamez, Board Member John Valls, Board Member Alan Wilson, and Board Member Jesus Jimenez

C. PUBLIC COMMENT:

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

D. MINUTES / EXCUSE ABSENCES:

1. [22-1910](#) Approval of Minutes of the Type B Board October 17, 2022 Regular Meeting.

President Olivarri 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. [22-1935](#) Type B Financial Reports as of September 30, 2022

B

President Olivarri referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of July 31, 2022.

F. CLOSED SESSION ITEMS:

PUBLIC NOTICE is given that the Board of Directors may elect to go into closed session at any time during the meeting in order to discuss any matters listed on the agenda, when authorized by the provisions of the Open Meetings Act, Chapter 551 of the Texas Government Code, and that if the Board of Directors specifically expects to go into closed session regarding an agenda item, the section or sections of the Open Meetings Act authorizing the closed session will be publicly announced by the presiding officer. This agenda has been reviewed and approved by the attorney for the governing body, and the presence of any subject or description in the Executive Session portion of this agenda constitutes a written interpretation of Chapter 551 of the Texas Local Government Code by the attorney for this corporation indicating that said subject or description thereof may be legally discussed in a closed meeting.

G. AGENDA ITEMS: NONE**H. PUBLIC HEARING:**

3. [22-1973](#) Public Hearing and Motion approving a Small Business Incentive Agreement between the Corpus Christi B Corporation and Del Mar College's Small Business Development Center (SBDC) at Del Mar College for Small Business Assistance in the amount of \$150,000 from January 1, 2023 through December 31, 2023

President Olivarri referred to Item 3. Interim Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of this item is to approve an agreement between the Type B Board and Del Mar College Small Business Development Center for small business assistance. The primary goal of the center is to provide technical support that businesses need.

President Olivarri opened the public hearing. There were no comments from the public. President Olivarri closed the public hearing.

Mr. Valls made a motion approving item 3, seconded by Mr. Wilson and passed unanimously.

4. [22-1974](#) Public Hearing and Motion approving a Small Business Agreement between the Corpus Christi B Corporation and the Del Mar College for the Contract Resource Center (CRC) to provide a grant of up to \$150,000 to assist small businesses from January 1, 2023 through December 31, 2023

President Olivarri referred to Item 4. Interim Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of this

item is to approve an agreement between the Type B Board and Del Mar College Contractor Resource Center (CRC), which assists small businesses with government procurement at all levels. The goal is to prepare local contractors to be viable business vendors for existing and upcoming large industry opportunities.

Board Members, Mr. Culbertson and Del Mar College Small Business Development Center Director Ann Figueroa discussed the following topics: the number of businesses that CRC has assisted; and the process for vendors working with a larger partner.

President Olivarri opened the public hearing. There were no comments from the public. President Olivarri closed the public hearing.

Mr. Valls made a motion approving item 4, seconded by Mr. Wilson and passed unanimously.

5. [22-1975](#) Public Hearing and Motion approving the Small Business Incentives Agreement between the Corpus Christi B Corporation and Del Mar College for an internship program to support small businesses in the amount of \$100,000 from January 1, 2023 through December 31, 2023

President Olivarri referred to Item 5. Interim Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of this item is to approve an agreement between the Type B Board and Del Mar College Internship Program for Small Business Assistance Grant. Students can work as interns for local companies at minimum wage and the Type B grant will match the wage up to \$7.25 per hour plus FICA. This encourages companies to hire interns and in turn allows students to receive real work experience.

Board Members, Mr. Culbertson, Ms. Ann Figueroa and Dr. Leslie Mills with Texas A&M Corpus Christi Career Center discussed the following topics: the actual amount that the program recently used; recommended funding amount would remain the same for 2023 and then reassessed next year; Del Mar College hired a part-time employee to assist with getting more businesses and students involved with the program; amending the contract to increasing the hourly rate for interns from \$5.00 to \$7.25 paid by the corporation; difficulties finding students to participate in the program due to low wages being paid; provide a list of business utilizing the program and expanding the program to other industries; whether internships should be paid or unpaid (offer experience in field of study in lieu of pay); Ms. Mills spoke in support of paid internships with higher wages due to the increase in living expenses and to further support first-generation college students who are working their way through college; the wage increase will not change the grant amount, however it will lower the number of students who could participate; and a request for the number of internships that turned into full time positions after graduation.

President Olivarri opened the public hearing. There were no comments from the public.

President Olivarri closed the public hearing.

Mr. Wilson and Mr. Jimenez made a motion to approve item 5.

Mr. Wilson made a motion to amend item 5 to increase the hourly wage funded by the Type B Corporation from \$5.00 to \$7.25, and increase total hourly rate from \$12.25 to \$14.50 plus FICA.

Mr. Wilson made a motion approving item 5 as amended, seconded by Mr. Jimenez and passed unanimously.

6. [22-1976](#) Public Hearing and Motion approving a Small Business Incentives Agreement between the Corpus Christi B Corporation and Del Mar College's Procurement Technical Assistance Center (PTAC) for Small Business Assistance in the amount of \$105,000 from January 1, 2023 through December 31, 2023

President Olivarri referred to Item 6. Interim Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of this item is to approve an agreement between the Type B Board and Del Mar College Procurement Technical Assistance Center (PTAC) for Small Business Assistance grant. PTAC educates small businesses on the requirements of government procurements and helps them get certified to qualify to bid on contracts and give them access to find the contracts.

Board Members, Mr. Culbertson, Ms. Ann Figueroa and Del Mar College PTAC Program Manager Robert Mirabal discussed the following topics: assisting the candidate with the process and the necessary certification; the most common certification that are being required; and whether local agencies have a goal for minority owned businesses;

President Olivarri opened the public hearing. There were no comments from the public. President Olivarri closed the public hearing.

Mr. Tamez made a motion approving item 6, seconded by Mr. Wilson and passed unanimously.

7. [22-1977](#) Public Hearing and Motion approving a Small Business Incentives Agreement between the Corpus Christi B Corporation and Service Corps of Retired Executives (SCORE) Chapter 221 to provide a grant of \$70,000 from October 1, 2022 through September 30, 2023

President Olivarri referred to Item 7. Interim Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of this item is to approve an agreement between the Type B Board and Service Corps of Retired Executives (SCORE) for small business assistance. SCORE aids small

businesses through workshops in various subjects and provide counseling virtually and in person.

Board Members, Mr. Culbertson and SCORE Chapter Chair Debbie Fernandez discussed the following topics: there are 22 local chapter members and they are looking for more volunteers to assist with the program; this year SCORE had 59 free workshops and 3,500 attendees.

President Olivarri opened the public hearing. There were no comments from the public. President Olivarri closed the public hearing.

Mr. Valls made a motion approving item 7, seconded by Mr. Tamez and passed unanimously.

8. [22-1978](#) Public hearing and motion approving a Small Business Incentive Agreement between the Corpus Christi B Corporation and LiftFund, Inc for a loan buy down program in the amount of \$100,000 from October 1, 2022 through September 30, 2023

President Olivarri referred to Item 8. Interim Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of this item is to approve an agreement between the Type B Board and LiftFund for small business assistance. LiftFund, Inc. supports small and start-up companies with a loan interest buy-down program when traditional financing is not available.

Board Members, Mr. Culbertson and LiftFund Market Manager Laura Leal Estrada discussed the following topics: LiftFund was interested in buying down the interest even further than 5.5% and removing the part of the agreement where clients need to be declined by the banks before they can seek assistance from LiftFund; the percentage rate for rejections of loan applications; rates are set by the program that will be used for the applicant.

President Olivarri opened the public hearing. There were no comments from the public. President Olivarri closed the public hearing.

Mr. Valls made a motion approving item 8, seconded by Mr. Tamez and passed unanimously.

9. [22-1979](#) Public Hearing and Motion approving a Small Business Incentives Agreement between the Corpus Christi B Corporation and Texas A&M University - Corpus Christi for an internship program to provide a grant of \$100,000 from January 1, 2023 through December 31, 2023

President Olivarri referred to Item 9. Interim Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of this item is to approve an agreement between the Type B Board and Texas A&M University Corpus Christi Internship Program for Small Business Assistance. Students can work for a local company as an intern for minimum wage and the Type B grant will match the wage up to \$5.00 per hour plus FICA. This encourages companies to hire interns and allows students to get real work experience. The university wants to increase the match amount to \$7.25 plus FICA.

President Olivarri opened the public hearing. There were no comments from the public. President Olivarri closed the public hearing.

Mr. Valls and Mr. Wilson made a motion to approve item 9.

Mr. Valls made a motion to amend item 9 to increase the hourly wage funded by the Type B Corporation from \$5.00 to \$7.25, and increase total hourly rate from \$12.25 to \$14.50 plus FICA.

Mr. Valls made a motion approving item 9 as amended, seconded by Mr. Wilson 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:

10. [22-1957](#) Discussion of Type B Economic Development Guidelines

President Olivarri asked that the board members to review the recommended changes to the Type B economics development guidelines and that the item be brought back at next month's meeting.

Board Members and Assistant City Attorney Aimee Alcorn-Reed discussed the following topics: review and define the wording of the community improvement program guidelines and the extent the board can change in the guidelines.

J. EXECUTIVE DIRECTOR COMMENTS:

President Olivarri referred to the Executive Director comments. City Manager Peter Zanoni welcomed the new board and looks forward to working with them.

K. ADJOURNMENT

There being no further business, President Olivarri adjourned the meeting at 2:56 p.m.

B

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.