



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes Corpus Christi Business and Job Development Corporation

Monday, March 17, 2014

3:00 pm

City Council Chambers

A. President Robert Tamez to call the meeting to order.

President Tamez called the meeting to order.

B. Call Roll

President Tamez verified that the necessary quorum of the Board were present to conduct the meeting.

(Note: Gabriel Guerra arrived at 3:30 p.m.)

Present: 5 - President Robert Tamez, Secretary Debbie Lindsey-Opel, Vice Chair R. Bryan Gulley, Board Member Bart Braselton and Board Member Gabriel Guerra

C. WORKSHOP

1. Workshop - Economic Development One-Eighth Cent Sales Tax

Workshop - strategic planning discussion related to the available resources of the economic development one-eighth cent sales tax, with possible action.

President Tamez referred to the Workshop regarding the Economic Development One-Eighth Cent Sales Tax. Oscar Martinez facilitated the discussion and stated that the objective of today's discussion is to determine criteria to guide the Board on the best use of Type A funds for new and expanded business enterprises. Mr. Martinez presented information on the available funding; unallocated funds; options for consideration and modified decision tree analysis; and approaches to determine future use of major business incentives. The summary of funding options include 1) looking back to duplicate historical success; 2) looking forward to leverage current or planned policy doctrine; 3) adoption of prior Corpus Christi Regional Economic Development Corporation's (EDC) recommendations; 4) develop Type A Board criteria; and 5) a hybrid of some or all the above.

Board members discussed the following topics: the impact for paying off the debt service for the baseball stadium; water conservation funding; ways to broaden the scope for authorization of the funds to align with state statute; matching/leveraging funds; gap analysis and targeting industries; advance notice from EDC regarding projects; creating a spectrum for job creation/retention and payroll; developing a Memorandum of Understanding between the Type A Board and the EDC; and projected funding available.

Mr. Martinez reported that he will address the questions raised by the Board members and present proposed criteria for their consideration.

D. MINUTES

2. Approval of Regular Meeting of February 17, 2014.

Mr. Braselton made a motion to approve the minutes, seconded by Mr. Guerra and passed unanimously.

E. CLOSED SESSION ITEMS: (NONE)

F. AGENDA ITEMS: (ITEMS 3-9)

3. Motion to accept Financial Report.

President Tamez referred to Item 3. Director of Financial Services Constance Sanchez presented the sales tax report, the cash flow statements; the commitment reports for the economic development fund; the proforma report for the economic development fund; and the inception reports. Mr. Guerra made a motion to approve the financial report, seconded by Ms. Opel and passed unanimously.

4. **Amendment of Fiscal Year 2013-2014 Operating Budget**

Motion approving the amendment of the Fiscal Year 2013-2014 Operating Budget adopted by City of Corpus Christi Ordinance No. 029915 to extend fiscal year 2013-2014 two months, by adjusting expenditures and revenues in the Seawall Improvement Fund, the Seawall Improvement Debt Service Fund, Arena Fund, Arena Debt Service Fund, Corpus Christi Business and Job Development Fund, and Corpus Christi Business and Job Development Debt Service Fund.

President Tamez referred to Item 4. Assistant Director of Management and Budget Eddie Houlihan stated that the purpose of this item is to approve the extension of the current fiscal year by two months to change the fiscal year to October 1st through September 30th. Mr. Guerra made a motion to approve Item 4, seconded by Ms. Opel and passed.

5. **Amendment to Agreement with City of Corpus Christi Homebuyer Assistance Program**

Motion amending the Agreement between the Type A Corporation and the City for Homebuyer Assistance Services to add \$30,000.00 paid by the Corporation to the City for additional services by the Housing and Community Development Department; amending the fiscal year 2013-2014 operating budget to allow for this increased funding of

\$30,000 from the Unreserved Fund Balance in the No. 1140 Business/Job Development Fund; and appropriating \$30,000 from Unreserved Fund Balance of the Type A Fund 1140 "Economic/Job Development Fund.

President Tamez referred to Item 5. Director of Housing and Community Development Eddie Ortega stated that the purpose of this item is to amend the agreement for Homebuyer Assistance Services to increasing funding an additional \$30,000 to reimburse for staff services. Mr. Guerra made a motion to approve Item 5, seconded by Dr. Gulley and passed.

6. Motion Authorizing Recapture of Funds Awarded to Nueces County Community Action Agency and the Affordable Housing Marketing Program

Motion authorizing the Board to recapture funds awarded to the Nueces County Community Action Agency (NCCAA) in the amount of \$121,723.00 and recapturing funds awarded to the City of Corpus Christi for the Affordable Housing Marketing Program in the amount of \$30,000 in the Type A Fund 1140 "Business/ Job Development Fund".

President Tamez referred to Item 6. Director of Housing and Community Development Eddie Ortega stated that the purpose of this item is to recapture funds awarded to the Nueces County Community Action Agency in the amount of \$121,723 and the City's Affordable Housing Market Program in the amount of \$30,000. Ms. Opel made a motion to approve Item 6, seconded by Mr. Guerra and passed.

7. Motion to Approve Grant for Arena Maintenance and Repairs

Motion to approve a grant of \$193,375.66 to SMG-American Bank Center for repair and maintenance needs at the Arena; amending the fiscal year 2013-2014 budget for the Fund 1130 Arena Facility Fund to allow for this funding of \$193,375.66 from the Unreserved Fund Balance in the No. 1130 Arena Facility Fund; and appropriating \$193,375.66 from the Unreserved Fund Balance in the No. 1130 Arena Facility Fund.

President Tamez referred to Item 7. Director of Financial Services Constance Sanchez stated that the purpose of this item is to approve a grant of \$193,375.66 to SMG-American Bank Center for repair and maintenance needs at the Arena. Ms. Sanchez added that this item will be appropriated by SMG from FY2012-2013 into the FY2013-2014. Ms. Opel made a motion to approve Item 7, seconded by Mr. Braselton and passed.

8. Motion Appropriating Funds for American Bank Center Marketing and Co-Promotion

Motion to approve a grant of \$100,000 to SMG-American Bank Center for Marketing and Co-Promotion regarding use of the Arena; amending the fiscal year 2013-2014 operating budget to allow for this funding of

\$100,000 from the Unreserved Fund Balance in the No. 1130 Arena Facility Fund; and appropriating \$100,000 from the Unreserved Fund Balance in the Type A Fund 1130 Arena Facility Fund.

President Tamez referred to Item 8. General Manager of SMG/American Bank Center Jim Salamenta stated that the purpose of this item is to replenish the funding for the Marketing and Co-Promotion fund in the amount of \$100,000 to have readily available to continue the support of high-profile events at the American Bank Center. Dr. Gulley made a motion to approve Item 8, seconded by Mr. Braselton and passed.

9. Delivery of Type A Board Agenda

Discussion and possible action regarding the timing of the delivery of the monthly Corpus Christi Business and Job Development Corporation agenda.

President Tamez referred to Item 9. Ms. Opel stated that she recommended this item be placed on the agenda to discuss the timing of the delivery of the monthly agenda to allow the Board additional time to view the agenda materials. Assistant City Manager Margie Rose recommended posting the agenda on the Wednesday prior to the meeting. Ms. Opel made a motion to post the monthly Type A Board Agenda no later than the Wednesday prior to the meeting, seconded by Dr. Gulley and passed.

G. PRESENTATION ITEMS: (ITEMS 10-16)

10. Update - Junior Beck Extension Project

President Tamez referred to Item 10. Assistant City Manager Margie Rose stated the purpose of this item is to provide an update on the Junior Beck Extension Project. Ms. Rose stated that she was informed that Mr. Hugo Berlanga spoke with President of the Corpus Christi Regional Economic Development Corporation Roland Mower and indicated that the family has hired an attorney to review the agreement and Mr. Mower should receive feedback sometime this week.

11. Update - Capital Construction Projects Department

President Tamez referred to Item 11. Executive Director of Public Works presented the presented the Capital Programs Department monthly project updates.

12. Update - Housing and Community Development

President Tamez referred to Item 12. Director of Housing and Community Development Eddie Ortega presented the monthly Housing and Community Development report.

13. Update - Type A Projects

President Tamez referred to Item 13. Assistant City Manager Margie Rose

referred to the Small Business Programs and Major Business Incentives Monthly Report provided in the packet. Board members asked questions regarding MotorGlobe; the reimbursement for the road at Majek Boatworks; other areas to be recaptured; and a timeframe for the projects.

14. Update - Median Purchase Price

President Tamez referred to Item 14. Director of Housing and Community Development Eddie Ortega stated that the median purchase price for a newly constructed home is \$151,905 and an existing inventory home is \$134,000.

15. Update - Homebuyer Assistance Reconciliation

President Tamez referred to Item 15. Director of Housing and Community Development Eddie Ortega presented the Homebuyer Assistance Reconciliation Report as of January 2014.

16. Update - Communication Initiatives

President Tamez referred to Item 16. Director of Public Communications Kim Womack stated that the purpose of this item is to provide an update on the communication plan options and status on the website. Ms. Womack presented information on the approved logo; logo development; cost of the website and website goals; and options for consideration including signage, contacting previously grantees about possible signage, and contract language. In response to the board, Ms. Womack stated that the website should be ready within 45 to 60 days.

H. EXECUTIVE DIRECTOR COMMENTS:

None.

I. PUBLIC COMMENT

None.

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE CORPORATION FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

1. MAKE A STATEMENT OF FACTUAL INFORMATION.

2. RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.

3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AND AGENDA AT A LATER DATE.

J. IDENTIFY FUTURE AGENDA ITEMS

President Tamez referred to Identifying Future Agenda Items. The following

items were requested to be included on a future agenda: possible use of matching funds for the Artificial Reef Ship Project; presenting a resolution of appreciation to Mike Culbertson for his continued support; the Del Mar College Industrial Training project; a discussion regarding HUD rules governing local tax dollars for affordable housing; and a legal interpretation on the definition of affordable housing.

K. ADJOURNMENT

The meeting was adjourned at 5:22 p.m.