



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Corpus Christi Business and Job Development Corporation

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Monday, January 18, 2016

4:00 PM

City Council Chambers

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**A. President Bryan Gulley to call the meeting to order.**

President Gulley called the meeting to order at 4:07 p.m.

**B. Call Roll**

President Gulley verified that a quorum was present to conduct the meeting.

(Note: Mr. Guerra arrived at 4:10 p.m.)

**Present:** 4 - President R. Bryan Gulley, Secretary Gabriel Guerra, Bart Braselton and Randy Maldonado

**Absent:** 1 - Vice-President Debbie Lindsey-Opel

**C. MINUTES**

Approval of the Minutes of the December 14, 2015 Meeting.

President Gulley referred to approval of the minutes. Mr. Braselton made a motion to approve the minutes, seconded by President Gulley and passed unanimously (Guerra and Opel - absent).

**D. FINANCIAL REPORT**

Financial Report as of November 30, 2015.

President Gulley referred to the Financial Report. Director of Financial Services Constance Sanchez presented the sales tax report; cash flow statements; the commitment reports; and the pro forma for the economic development fund.

Board members spoke regarding the following topics: the funding for the Corpus Christi Housing Authority; the projected economic development fund ending balance; a missing column on the pro forma report for current year un-paid commitments; lower sales tax projections; and the difference between the ending balance on the pro forma for the economic development fund from last month's report.

**E. CLOSED SESSION ITEMS: (NONE)**

**F. AGENDA ITEMS: (NONE)**

**G. PRESENTATION ITEMS: (ITEMS 3-6)**

**Affordable Housing Update - November & December 2015 Activity**

President Gulley referred to the Affordable Housing Update. Interim Director of Housing and Community Development Rudy Bentancourt presented the monthly affordable housing activity report for November and December 2015. In response to a board member, Director of Financial Services Constance Sanchez stated that the committed unpaid and funded balance is reflected in the affordable housing project commitments under contracts for homebuyer assistance.

**Affordable Housing Update - Type A Pilot Program**

President Gulley referred to the Type A Pilot Program Update. Interim Director of Housing and Community Development Rudy Bentancourt explained that the Type A Pilot Program was approved by the City Council on January 11, 2016 and provided a list of the modifications to the program.

Board members spoke regarding the following topics: the builders for the program; whether there are any limitations or restrictions in the program; the ability to modify the program in the future; consideration for manufactured homes; concern with the challenges with the lot on Mary Street; whether the pilot program is city-wide or targeted in one area; the incentives for the program; the reason manufactured homes are not being considered for the pilot program; and a request to review the presentation provided to staff regarding a modular home program.

**Engineering Services Update - January 2016**

President Gulley referred to the Engineering Services project update. Director of Engineering Services Jeff Edmonds presented the monthly activity report for the Salt Flats Levee Project/FEMA Mapping, the Barge Dock Project; McGee Beach Renourishment/Boat Basin Dredging Project and Breakwater Safety Improvements; and the Miradores Project.

Board members spoke regarding the following topics: the barge dock scope of work; the possibility of applying for a Coastal Erosion Planning and Response Act grant for the McGee Beach Renourishment project; City Council action on the feasibility study for McGee Beach Breakwater Safety improvements; the 2009 HDR report recommendations regarding the Breakwater; and the punch list items for the Miradores Project.

**H. EXECUTIVE DIRECTOR COMMENTS:**

None.

**I. PUBLIC COMMENT**

None.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Gulley referred to Identify Future Agenda Items. The following topics were requested as future items: the modular home presentation provided to staff by Andy Taubman or other builders regarding affordable housing; the infill housing incentive programs; an update on the communications plan; a discussion on the Type A Board's roles and restrictions when discussing a future proposition to promote the continuation of the economic development fund; and a discussion on the ability to alter the Type A Pilot Program guidelines.

**K. ADJOURNMENT**

The meeting was adjourned at 5:01 p.m.

*\* Regardless of the agenda heading under which any item is listed, any word or phrase of any item listed on this agenda shall be considered a subject for consideration for purposes of the Texas Open Meetings Act and other relevant laws, and the Board of Directors may deliberate and vote upon any such subject and resolutions related thereto. Any descriptions of property or amounts stated in this agenda are descriptive and not restrictive, and property and amounts may be changed in the motions, actions or documents. In addition to other items listed in this agenda, policies and procedures of this corporation, legal analysis of any items, policies or procedures, and any items that are currently receiving funding from this corporation may be discussed and deliberated and these matters are added as subjects of discussion to this meeting. 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.*