



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Corpus Christi Business and Job Development Corporation

Monday, November 14, 2016

4:00 PM

City Council Chambers

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

President Gulley called the meeting to order at 4:02 p.m.

B. Call Roll

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

Present: 4 - President R. Bryan Gulley, Secretary Gabriel Guerra, Bart Braselton and Board Member Lee Trujillo

Absent: 1 - Board Member Randy Maldonado

C. MINUTES

1. Approval of Regular Meeting of October 17, 2016.

President Gulley called for approval of the minutes. Mr. Trujillo made a motion to approve the minutes, seconded by Mr. Guerra and passed unanimously.

D. FINANCIAL REPORT

2. Financial Report as of September 30, 2016 (unaudited).

President Gulley referred to Item 2. Director of Financial Services Constance Sanchez presented the sales tax report; cash flow statements; the commitment reports; the pro forma for economic development fund; and since inception reports.

Board members spoke regarding the following topics: the commission for auditing services and the status on Sam Kane project.

E. CLOSED SESSION ITEMS: (NONE)

F. AGENDA ITEMS: (ITEMS 3-7)

3. Small Business Agreement - Del Mar College Internship
Motion approving the renewal of the amended Small Business Incentives Agreement between the Corpus Christi Business and Job Development Corporation and Del Mar College for an internship

program to support small businesses in the amount of \$150,000 from January 1, 2017 through December 31, 2017.

President Gulley referred to Item 3. Mike Culbertson, Corpus Christi Regional Economic Development Corporation stated that Item 3, 4, and 5 are related to small business incentive agreements. The purpose of Item 3 is to renew the amended Type A Grant for Del Mar College's Internship Program in the amount of \$150,000. The purpose of Item 4 is to renew the amended Type A Grant for Texas A & M University - Corpus Christi's Internship Program in the amount of \$150,000. The purpose of Item 5 is to renew the amended Type A Grant for Del Mar College's Procurement Technical Assistance Center (PTAC) in the amount of \$48,490.

In response to a board member, Mr. Culbertson stated that the funds that are unpaid but committed at the end of the year will be de-committed.

Mr. Guerra made a motion to approve Item 3, seconded by Mr. Braselton and passed unanimously.

4.

Small Business Agreement - TAMUCC Internships

Motion approving the renewal of the amended Small Business Incentives Agreement between the Corpus Christi Business and Job Development Corporation and Texas A&M University - Corpus Christi for an internship program to support small businesses in the amount of \$150,000 from January 1, 2017 through December 31, 2017.

This item was discussed during the discussion on Item 3. Mr. Braselton made a motion to approve Item 4, seconded by Mr. Guerra and passed unanimously.

5.

Small Business Agreement - Procurement Technical Assistance Center (PTAC)

Motion approving the renewal of the amended Small Business Incentives Agreement between the Corpus Christi Business and Job Development Corporation and Del Mar College's Procurement Technical Assistance Center (PTAC) for Small Business Assistance in the amount of \$48,490 from January 1, 2017 through December 31, 2017.

This item was discussed during the discussion on Item 3. Mr. Guerra made a motion to approve Item 5, seconded by Mr. Trujillo and passed unanimously.

6.

Economic Development - Business Incentive Guidelines

Motion amending the Corpus Christi Business & Job Development Guidelines & Criteria for Granting Business Incentives.

President Gulley referred to Item 6. Mike Culbertson, Corpus Christi Regional Economic Development Corporation stated that the purpose of this item is to amend the Corpus Christi Business & Job Development guidelines and criteria for granting business incentives by adding the internships to Section 8, education/skills development to support those job skills that the Board has supported through grants.

Board members spoke regarding the following topics: the ability to use funds

for skill based incentives and target industry in the area; whether voestalpine would qualify for internship program; and how to create more internships for students in the community.

Mr. Guerra made a motion to approve Item 6, seconded by Mr. Braselton and passed unanimously.

7. Affordable Housing - MOU with Peterson Development Corporation

Discussion and possible action regarding a Memorandum of Understanding between the Corpus Christi Business and Job Development Corporation and Peterson Development Corporation for the set aside of \$360,000 in Affordable Housing Program funds.

President Gulley referred to Item 7. Mr. Braselton announced that he was abstaining on the discussion and vote on this item. Director of Housing and Community Development Rudy Bentancourt stated that the purpose of this item is to discuss with possible action for a Memorandum of Understanding (MOU) between the Type A Board and Peterson Development Corporation for the set aside of \$360,000 in affordable housing funds. During the October 17, 2017 Type A meeting, the Board heard a proposal from Reagan Brown, Peterson Development, to develop approximately 40 lots on West Point Road. The proposal was to reserve \$450,000 for 9-months. The Board directed to reserve \$360,000 in affordable housing funds. The drafted MOU sets aside \$360,000 of affordable housing funds with the condition the developer obtain the additional funding required for the development. Reagan Brown was available to respond to questions.

Board members and Mr. Brown spoke regarding the following topics: whether the development is still being proposed for 40 lots; the potential to build 50 lots on the eight acres of land should the City accept a Planned Unit Development (PUD) or Cottage District zoning; the developer's request to keep funding of \$450,000 as a not to exceed \$9,000 per lot; information on the affordable housing inventory based on price; any indication of community support; a clawback provision in the contract for \$9,000 per lot; review of the closing statement for each property; the definition of affordable housing; the developer not anticipating income restrictions on the buyer in subsidizing the cost of the lot; the project being suitable to meet all of the affordable housing components; and whether the developer wants to move forward with the development.

Mr. Brown stated for the record that he had not reviewed the MOU until the item was posted on the agenda and that he is not clear how he could enforce and measure income restriction as a developer of the property.

No action was taken on this item.

G. PRESENTATION ITEMS: (ITEMS 8-11)

8. Engineering Services Update - November 2016

President Gulley referred to Item 8. Director of Engineering Services Jeff Edmonds presented the Engineering Services monthly project update.

9. Seawall Fund - Mirador Maintenance

President Gulley referred to Item 9. Interim Director of Parks and Recreation Stacie Talbert Anaya stated that the purpose of this item is to provide an update on the Mirador Maintenance. Ms. Anaya presented the following information: the funding enhancement; the findings on inspections and maintenance; the Adopt-A-Park Program for the Miradores; and a summary of funding and recommendations.

Board members spoke regarding the following topics: the Parks and Recreation Department realigning funds in FY2016-2017 to absorb the increased maintenance expenses; the current funding mechanism for major maintenance on the Miradores; staff's recommendation to establish an annual line item in the Type A Seawall Maintenance Funds for larger scale preventive inspections and maintenance; the establishment of an annual donation amount to Adopt-A- Mirador; the total overall cost for deferred maintenance; and concern with using seawall funds to support the Miradores on a routine basis.

10. Board Request - Discussion of Proposed Merger of Texas A&M University Corpus Christi and Kingsville

President Gulley referred to Item 10. Mike Culbertson, Corpus Christi Regional economic Development Corporation, stated that the purpose of this item is to discuss the proposed merger of Texas A&M University - Corpus Christi (TAMU-CC) and Texas A&M University - Kingsville. Mr. Culbertson provided information on the three currently active agreements with TAMU-CC: Research Laboratory grant, Electrical Engineering Program; and Civil and Industrial Engineering. Mr. Culbertson explained that if the two universities were to merge, the Type A agreements have a clause regarding assignment of the agreements.

Board members spoke regarding the following topics: the total investment made by the Type A Board to TAMU-CC; the total pending commitments; the timeframe for TAMU-CC to utilize the funds; and the Type A funds tied directly to utilization at the Corpus Christi campus.

I. PUBLIC COMMENT

President Gulley deviated from the agenda and referred to comments from the public. Rolando Rodriguez spoke in opposition to the proposed university merger. Dr. Theresa Klein, American Association of University Professors, commented that a decision on the merger will not occur in the immediate future.

11. Board Request - Discussion of Type B Board Membership

President Gulley referred to Item 11, discussion of Type B membership. President Gulley stated that the Type B sales tax was approved on November 8, 2016. The Type A functions will continue to include the seawall, the arena, and the economic development funds that have been committed. The Type B Board's composition will require seven members. President Gulley expressed desire for the current members to serve on the Type A and Type B Boards and add two additional members to the Type B for efficiency.

Assistant City Attorney Aimee Alcorn-Reed provided information on the Type B membership requirements; the different functions of the Type A and Type B Boards; and the City Council's policy that board members cannot serve on more than one board.

H. EXECUTIVE DIRECTOR COMMENTS:

None.

J. IDENTIFY FUTURE AGENDA ITEMS

President Gulley referred to Identifying Future Agenda Items. The following items were identified: a tour of Texas A & M University - Corpus Christi facilities that Type A Board has funded; and an inquire into the Miradores lights not functioning.

K. ADJOURNMENT

The meeting was adjourned at 5:47 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.*