



# 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 16, 2017

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 4:05 p.m.

**B. Call Roll**

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

(Note: Mr. Braselton arrived at 4:30 p.m.)

**Present:** 4 - President R. Bryan Gulley, Bart Braselton, Board Member Randy Maldonado and Board Member Lee Trujillo

**Absent:** 1 - Secretary Gabriel Guerra

**C. MINUTES**

**1. Approval of the Minutes of the November 14, 2016 Meeting.**

President Gulley referred to approval of the minutes. Mr. Trujillo made a motion to approve the minutes, seconded by Dr. Gulley (Maldonado abstained; Braselton and Guerra absent).

(Note: Approval of the minutes was taken at the end of the meeting.)

**D. FINANCIAL REPORT**

**2. Type A Financial Reports for October 31 and November 30, 2016.**

President Gulley referred to Item 2. Assistant Director of Financial Services Alma Casas presented the sales tax report; cash flow statements; the commitment reports; the pro forma for the economic development fund; and expenditures for the economic development fund.

Mr. Maldonado made a motion directing the Executive Director to move \$31,474 from City of CC - Reimbursement to Available for Projects, seconded by Mr. Trujillo and passed (Braselton and Guerra absent).

Board members discussed the following topics: whether the funds that are being moved from City of CC-Reimbursement to Available for Projects will remain in affordable housing; the allocation of up to \$500,000 annual to affordable housing; revenues ending in 2018 for economic development; and the revenue for the seawall and the arena fund continuing for another 10 years.

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

**F. AGENDA ITEMS: (ITEMS 3-4)**

**3. 2016 Type A Board Annual Report**

President Gulley referred to Item 3. Executive Director Constance Sanchez stated that the purpose of this item is to present the Type A Board Annual Report for 2016. Executive Director Sanchez provided a brief overview of the report.

**4. 2017 Type A Board Meeting Calendar**

President Gulley referred to Item 4. Executive Director Constance Sanchez stated that the purpose of this item is to adopt the Type A Board 2017 meeting calendar.

Mr. Trujillo made a motion to accept the calendar as presented, seconded by Mr. Maldonado and passed (Braselton and Guerra - absent).

**G. PRESENTATION ITEMS: (ITEMS 5-8)**

**5. Board Request - Presentation on Bayshore Park**

President Gulley referred to Item 5. Johnny Philipello, President/CEO of the Buccaneer Commission, stated that the purpose of this item is to discuss the long-term programming of Bayshore Park and funding opportunities. Mr. Philipello presented the following: the site plan for Bayshore Park; photos of the deteriorating condition of the existing parking lot, which is not including in the funding of Bayshore Park; the list of supportive stakeholders; and the estimated cost to replace the asphalt and lighting. Mr. Philipello stated that the stakeholder group is requesting consideration for funding through the Type A Board for improvements to the parking lot.

Board members and staff discussed the following topics: whether the project is eligible for seawall funds; the Board having to make the determination that the project is an improvement to the seawall; programming for the parking lot; interest in supporting the continuation of improvements to the area to make the area a gateway to the City; the cost and design of the pier that extends to the seawall; the estimated completion of Bayshore Park; and the dredging of the sand.

President Gulley directed staff to place this item for possible discussion and action at the next meeting.

**6. Engineering Services Update - January 2017**

President Gulley referred to Item 6. Director of Engineering Services Jeff Edmonds presented to Engineering Services monthly projects update. The reports provided in the packet included the McGee Beach Boat Basin Dredging

Report; the Salt Flats Levee 2D Hydraulic Model of the downtown seclusion area; and the Salt Flats Levee to Museum Flood Wall Replacement.

Board members discussed the following topics: future input on the design of the Salt Flats Levee to Museum Flood Wall; the square footage of the Museum Flood Wall; preliminary costs for the levee projects; the location of the Museum Flood Wall; the ownership of the Museum Flood Wall property; whether the promenade is City-owned; stakeholders for the Museum Flood Wall; the Salt Flat Levee improvements; the McGee Beach Boat Basin dredging project; bundling dredging projects; the timeframe for the McGee Beach Boat Basin dredging; the cost to dredge McGee Beach; the wetlands by the walkway on the seawall; and testing of the sand at McGee Beach.

Mr. Braselton made a motion directing the Executive Director to direct Engineering Services to proceed with the permit for dredging, seconded by Mr. Maldonado and passed unanimously (Guerra - absent).

**7. Economic Development Update - November 2016 to January 2017**

President Gulley referred to item 7. Mike Culbertson, Corpus Christi Regional Economic Development Corporation, presented the quarterly update of the small business support programs and large business incentives.

Board members spoke regarding the following topics: the issues involving M&G Group and payment of their contract; the status of the Sam Kane Beef Processors creation of jobs; the Texas A&M - Corpus Christi Research Laboratory project; the request for board members to tour the unmanned drone project at Texas A&M - Corpus Christi and other Type A Board project sites; whether the Type A Board could assist with the ExxonMobile project.

**8. Affordable Housing Update - October to December 2016**

President Gulley referred to Item 8. Director of Housing and Community Development Rudy Bentancourt presented the affordable housing quarterly update from October to December 2016.

Board members spoke regarding the following topics: the three-month staff cost of \$820.75; staff's work to bring staffing costs in-line with services; the committed unpaid amount for 4908 Hakel Drive; the two homebuyer payoffs received; and additional opportunities to inform citizens of the affordable housing programs.

**H. EXECUTIVE DIRECTOR COMMENTS:**

None.

**I. PUBLIC COMMENT**

None.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Gulley referred to Identifying Future Agenda Items. The following

items were identified: discussion and action on Bayshore Park parking lot; an engineering update; follow-up on tours of Type A funded projects; and comprehensive maintenance for the seawall;

**C. MINUTES**

1. Approval of the Minutes of the November 14, 2016 Meeting.

President Gulley returned to approval of the minutes. Mr. Braselton made a motion to reconsider approval of the minutes, seconded by Mr. Trujillo (Maldonado abstained; Guerra - absent).

Mr. Trujillo made a motion to approve the minutes, seconded by Mr. Braselton and passed unanimously (Maldonado abstained; Guerra - absent).

**K. ADJOURNMENT**

The meeting was adjourned at 5:19 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.*