



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Corpus Christi Business and Job Development Corporation

Monday, March 20, 2017

4:00 PM

City Council Chambers

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

Vice President Guerra called the meeting to order at 4:08 p.m.

B. Call Roll

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

(Note: President Gulley arrived at 4:14 p.m.)

Present: 5 - President R. Bryan Gulley, Secretary Gabriel Guerra, Board Member Bart Braselton, Board Member Randy Maldonado and Board Member Lee Trujillo

C. MINUTES

1. Approval of Minutes of the February 20, 2017 Meeting.

Vice President Guerra referred to approval of the minutes. Mr. Trujillo made a motion to approve the minutes, seconded by Mr. Maldonado and passed unanimously (Gulley was absent).

D. FINANCIAL REPORT

2. Financial Report as of January 31, 2017.

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

E. CLOSED SESSION ITEMS:

F. AGENDA ITEMS: (ITEM 3)

3. Economic Development - De-Obligate Small Business Funds
Motion to de-obligate \$325,880.83 from the Small Business Project grants left over from 2015-2016 and return the funds to the Type A Fund 1140.

Vice President Guerra referred to Item 3. Mike Culbertson, Corpus Christi Regional Economic Development Corporation, stated that the purpose of this

item is to de-obligate \$325,880.83 from unspent small business projects.

Mr. Braselton made a motion to approve item 3, seconded by Mr. Trujillo and passed unanimously.

G. PRESENTATION ITEMS: (ITEM 4)

4. Engineering Services Update - March 2017

President Gulley referred to Item 4. Director of Engineering Services Jeff Edmonds presented the monthly Engineering Services project updates for the Salt Flats Levee Project; Barge Dock Project; McGee Beach Renourishment/Boat Basin Dredging Project; and McGee Beach Breakwater Safety Improvements Project. Mr. Edmonds presented a powerpoint presentation on the Bayshore Park project including: a design overview; pier plan view and dimensions; the pier scope share breakdown; scope of the parking lot; parking lot pricing; and project schedule.

Board members and staff discussed the following topics: the scope of work for the McGee Beach dredging; the use of a Request for Qualifications (RFQ) to select a design consultant for the McGee Beach Renourishment project; the amendment for Task Order No. 4 to verify how the new Harbor Bridge will impact the Salt Flats Levee; the Museum Floodwall property; direction from stakeholders on the scope for the Museum Floodwall; the dimensions for the pier and shade structure at Bayshore Park; additional shading at Bayshore Park; whether the crosshatched area in the drawing that extends to the jetty at Bayshore Park is the responsibility of the Type A Board; sand mitigation near the walkway at Bayshore Park; clarification of what the Type A Board approved to fund at Bayshore Park; the projected cost for lighting for the parking lot at Bayshore Park; liability issues with the parking lot at Bayshore Park; the scope of work for the parking lot at Bayshore Park; the ability to overlay the parking lot at Bayshore Park; the condition of the south parking lot at Bayshore Park; the use of an existing IDIQ contract to construct the parking lot at Bayshore Park based on existing IDIQ pricing; the operations and maintenance plan for the parking lot at Bayshore Park; matching funds to assist with funding the parking lot at Bayshore Park; the amount of funding needed to improve the pier; a legal opinion regarding Type A's ability to establish a long-term loan to the City or another entity as a funding mechanism for the parking lot; the parking situation in the downtown area; the maintenance and insurance payments for the baseball stadium; and future discussion and action to address questions regarding maintenance of parking lot and funding mechanisms.

H. EXECUTIVE DIRECTOR COMMENTS:

President Gulley referred to Executive Director Comments. Executive Director Constance Sanchez discussed the following topics: public meeting notice for the tour at Texas A&M drone facilities on Friday, March 24, 2017 at 3:00 p.m. to be attended by Type A Board members; the board members receiving appointments for today's meeting; the next meeting scheduled for April 10, 2017; the attendance policy; and adding excusing of absences under the Call Roll section of the agenda.

I. PUBLIC COMMENT

None.

J. IDENTIFY FUTURE AGENDA ITEMS

President Gulley referred to Identifying Future Agenda Items. The following items were identified: the affordable housing agreement with Housing and Community Development; use of the Museum Flood Wall and discussion with stakeholders; the status of Bayshore Park, with discussion and action, including a presentation on the long-term strategy for maintenance of Bayshore Park; clarification on whether the Type A Board can loan money to the City or other entities; and the status of the seawall maintenance fund.

K. ADJOURNMENT

The meeting was adjourned at 5:25 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.*