



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
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## Meeting Minutes

### Corpus Christi Business and Job Development Corporation

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Monday, May 15, 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 4:03 p.m.

**B. Call Roll and Excuse Absences**

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

(Note: Mr. Guerra and Mr. Braselton arrived at 4:08 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. Motion to Approve Minutes of the April 10, 2017 Meeting.**

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

Enactment No:

**D. FINANCIAL REPORT**

**2. Financial Report as of March 31, 2017.**

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

A board member asked questions regarding the refund amount for 5601 Venture Lane related to affordable housing.

**E. CLOSED SESSION ITEMS:**

**F. AGENDA ITEMS: (ITEMS 3-5)**

**3. Seawall Fund - Pier Improvement Project**

Motion to approve a pier improvement project at the Water's Edge in an amount not to exceed \$586,326; appropriating an additional \$86,326 from the unreserved fund balance of the No. 1120 Seawall Improvement Fund; and changing the FY 17 capital budget to increase expenditures from \$500,000 to \$586,326.

President Gulley referred to Item 3. Director of Parks and Recreation Jay Ellington stated that the purpose of this item is to approve a design-build pier improvement project at The Water's Edge in an amount not to exceed \$586,326. Mr. Ellington presented the following information: the pier scope of work to date; walkway demolition; the pier plan view; rendering of the shade structure; a breakdown of costs; and the project schedule.

Board members and staff discussed the following topics: improvements to the walkway; the original scope of work versus the current scope; demolition of the walkway; the walkway extending to the jetties; Type A Board's portion of responsibility; utilities and lighting; and providing the Board up-to-date renderings of the project.

Mr. Trujillo made a motion to approve Item 3, seconded by Mr. Maldonado and passed unanimously.

Enactment No:

4.

#### **Arena Fund - Ratifying Ice Skid Rental**

Motion ratifying use of \$182,084.50 for rental of Ice Skid, to begin as of October 1, 2016.

President Gulley referred to Item 4. Eric Jaramillo, General Manager - SMG/American Bank Center, stated that the purpose of this item is to ratify the use of \$182,084.50 for rental of ice skid. Mr. Jaramillo provided information on the following topics: a brief history of the current ice skid; the benefits to leasing versus owning the ice skid; the maintenance required with owning; and the lifespan of the ice skid.

Board members and SMG staff discussed the following topics: rental payments during hockey off-season; opportunities to provide summer or off-season programs; the maintenance commitment with purchasing the ice skid; purchasing versus leasing the ice skid; the terms of the lease; funding sources to support Ice Rays; other equipment purchases and rental expenses; the cost associated with freezing ice, removing skid, and labor; long-term solutions to subsidize arena capital improvements; the ice skates donated by the Ice Rays for recreational events; and a revenue source for recreational activities to allow the public to participate in ice skating events.

Mr. Braselton made a motion to approve Item 4, seconded by Mr. Trujillo and passed unanimously.

5.

#### **Arena Fund - Participation on "Request for Proposal" Development Team**

Discussion with possible action regarding the selection of a Corpus Christi Business and Job Development Corporation Board Member to serve on the team that will develop the request for proposal (RFP) for

the American Bank Center management contract.

President Gulley referred to Item 6. Assistant to the City Manager Esther Velazquez stated that the purpose of this item is to discuss the selection of a Type A Board member to serve on the team that will develop the request for proposal (RFP) for the American Bank Center Contract.

Mr. Braselton made a motion to appoint Board Member Lee Trujillo to serve on the RFP Development Team for the management agreement of the American Bank Center, seconded by President Gulley and passed unanimously.

**G. PRESENTATION ITEMS: (ITEMS 6-8)**

**6. Economic Development Update - February to April 2017**

President Gulley referred to Item 6. Mike Culbertson, Corpus Christi Regional Economic Development Corporation (EDC) provided an update on the small business support programs and major business incentives.

Board members spoke regarding the following topics: the ability to withhold funding to companies that are not in good standing with business practices; a legal opinion to incorporate language in the economic development contracts; and the definition of business practices.

**7. Engineering Services Update - May 2017**

President Gulley referred to Item 7. Project Engineer Jerry Shoemaker presented the engineering services monthly project updates for the Salt Flats Levee Project; Museum Floodwall project; Barge Dock Project; McGee Beach Renourishment; McGee Beach Breakwater Safety Improvements; and Bayshore Park.

Board members and staff discussed the following topics: completion of the barge dock; the land located behind the Museum Floodwall project; dredging of the boat basin; sand mitigation from McGee Beach; anticipated major seawall capital repairs; the walkway at Bayshore Park; and the ability to use in-house engineers to design the walkway.

**8. Presentation - FY 18 Operating Budget**

Discussion of Fiscal Year 2017 - 2018 Operating Budgets

President Gulley referred to Item 8. Director of Management and Budget Eddie Houlihan presented the proposed operating and debt services budgets for the seawall, arena, and business/job development funds.

Board members and staff discussed the following topics: investment income; arena fund capital expenditures; future discussion on a plan to establish a reserve fund for maintenance of baseball stadium; and study of administrative fees.

**H. EXECUTIVE DIRECTOR COMMENTS:**

President Gulley referred to Executive Director Comments. Executive Director Constance Sanchez informed the board that two members' terms were expiring

on July 31, 2017, President Gulley and Mr. Guerra. President Gulley will meet his six-year term limitation.

**I. PUBLIC COMMENT**

None.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Gulley referred to Identify Future Agenda Items. The following items were identified: maintenance of baseball stadium; follow-up on Miradores; final renderings for sharding at Bayshore Park (The Water's Edge); and McGee Beach sand renourishment.

**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.*