



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### City Council Workshop Session

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Monday, October 15, 2018

2:00 PM

American Bank Center  
Selena Auditorium  
Rotunda Room

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#### CITY COUNCIL, CORPUS CHRISTI TYPE B CORPORATION, AND CORPUS CHRISTI REGIONAL ECONOMIC DEVELOPMENT CORPORATION WORKSHOP ON TYPE B ECONOMIC DEVELOPMENT GUIDELINES

**A. Mayor Joe McComb to call the meeting to order.**

Mayor McComb called the meeting to order at 2:08 p.m.

**B. City Secretary Rebecca L. Huerta to call the roll of the required Charter Officers.**

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the City Council and the required Charter Officers were present to conduct the meeting.

**Charter Officers:**

Interim City Manager Keith Selman, City Attorney Miles K. Risley and City Secretary Rebecca L. Huerta.

**Present** 8 - Mayor Joe McComb, Council Member Paulette Guajardo, Council Member Michael Hunter, Council Member Debbie Lindsey-Opel, Council Member Ben Molina, Council Member Everett Roy, Council Member Greg Smith, and Council Member Rudy Garza

**Absent** 1 - Council Member Lucy Rubio

Council Member Paulette Guajardo arrived at 2:10 p.m. Council Member Michael Hunter arrived at 2:33 p.m.

**C. Acknowledge Corpus Christi Regional Economic Development Corporation Board And Staff.**

Mayor McComb acknowledged Corpus Christi Regional Economic Development Corporation board members and staff.

**D. BRIEFINGS TO CITY COUNCIL:**

**1. Discussion of Type B Economic Development Guidelines.**

Mayor McComb referred to Item 1.

Chief Executive Officer (CEO) of the Corpus Christ Regional Economic Development Corporation (CCREDC) Iain Vasey presented information on the following topics: the role of the Corpus Christi B Corporation (Type B) in economic development; the mission of the Corpus Christi Business and Job Development Corporation (Type A) and Type B; and vision.

Assistant City Attorney Aimee Alcorn-Reed discussed the following topics: approved Type B ballot language (2016); the definition of primary jobs; eligible Type B projects that create or retain primary jobs and that do not create or retain primary jobs; and public hearing requirements for Type B projects.

Mr. Vasey presented information on the following topics: guidelines for Type A & B; and the CCREDC's proposed Type B Guidelines.

Council members and Type B's and CCREDC's board members discussed the following topics: the proposed Type B Guidelines & Criteria for Granting Business Incentives (Guidelines); the amount of Type A monies available for economic development; future areas of growth; Section 10 of the proposed Guidelines; North Beach economic development; the process for designating economic development funding for North Beach; simply following the statute for Type B expenditures versus using the proposed Guidelines; incentivizing economic development in certain areas of the city; encouraging economic development in blighted and struggling areas of the city; two kinds of reinvestment zones; state and federal standards; Community Development Block Grants; market driven projects versus community outreach projects that are proactive relative to infrastructure improvements; when and how the City Council identifies an economic development project; the comfort level in using the Type A Guidelines for Type B; bringing jobs to this general area versus targeting specific areas; the CCREDC vetting economic development projects first; examples of appropriate and inappropriate economic development projects; City Council overshadowing the economic development process; Sections 10 and 11 of the proposed Guidelines; that Section 10 may be political; Type A following its guidelines until Type A funds are exhausted; that Type A sales tax collection has ceased; that Type B sales tax funds are for both economic development and quality of life projects; that Section 9 of the proposed Guidelines is not tied to creating primary jobs; that Section 10 of the proposed Guidelines can be used for projects not yet contemplated; that applications for Type B funding turned down by the CCREDC will still be sent to Type B and City Council for informational purposes; specifying the use of back-versus front-end loaded incentive agreements; specifying a minimum or maximum to be spent in relation to Section 10 of the proposed Guidelines; reviewing the proposed Guidelines in one year; opportunities to fund quality of life projects; a contractual requirement for awardees to replenish funds; projects' return on investment; revisiting the proposed Guidelines in six months; and leaving the proposed Guidelines, as presented.

#### **MOTION OF DIRECTION**

Mayor McComb made a motion directing the Interim City Manager to present Type B's proposed Guidelines, as presented, to the City Council for consideration, seconded by Council Member Lindsey-Opel, and passed unanimously (Council Members Hunter and Rubio - absent).

## **E. ADJOURNMENT**

The meeting was adjourned at 3:54 p.m.