



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Corpus Christi Business and Job Development Corporation

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Monday, April 15, 2019

3:30 PM

City Council Chambers

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Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

The mission of the Business & Job Development (Type A) and B Corporations is to promote and enhance the City of Corpus Christi's economic base by supporting projects and programs that create primary jobs, improve small business and affordable housing opportunities, and improve infrastructure in our City.

**A. President Scott Harris to call the meeting to order.**

President Scott Harris called the meeting to order at 3:30 p.m.

**B. Call Roll and Excuse Absences**

Assistant City Secretary Paul Pierce called the roll and verified that a quorum of the Board was present to conduct the meeting.

Board Members Randy Maldonado, Leah Olivarri and John Valls were absent.

Board Member Gabriel Guerra made a motion to excuse the March 18, 2019 absence for Lee Trujillo, seconded by Robert Tamez, and passed unanimously.

**Present:** 4 - President Scott Harris, Board Member Gabriel Guerra, Board Member Robert Tamez and Board Member Lee Trujillo

**Absent:** 3 - Vice-President Randy Maldonado, Board Member Leah Pagan Olivarri and Board Member John Valls

**C. MINUTES**

**1. Approval of minutes of the March 18, 2019 Meeting**

President Harris referred to item 1. Board Member Robert Tamez made a motion to approve the minutes of the March 18, 2019 meeting, seconded by Board Member Gabriel Guerra, and passed unanimously.

Board Members Maldonado, Olivarri and Valls were absent.

**D. FINANCIAL REPORT**

**2. Type A Financial Reports as of February 28, 2019**

President Harris referred to Item 2. Assistant Director of Financial Services Alma Casas presented the financial report as of February 28, 2019. Mr. Tamez asked if there is any action with the funds. Assistant City Attorney Aimee Alcorn-Reed stated there is an executive session on that topic today. No other comments from board members.

**E. CLOSED SESSION ITEMS: (Item 3)**

- 3. Executive Session pursuant to Texas Government Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving Fish Pond Development LLC and/or other related entities desiring to engage in residential development within the City of Corpus Christi and **pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities that the Corporation seeks to have locate, stay, or expand within the City limits and with which the Corporation is conducting economic development negotiations and/or financial or other incentives involving said business prospect with possible discussion and action in open session.

President Harris referred to the closed session. The Board went into closed session on items 3 at 3:37 p.m. The Board returned from closed session at 4:10 p.m.

Mr. Trujillo made a motion directing staff to bring forward an agreement with Fish Pond Development LLC for an incentive in an amount between \$200,000 to \$500,000 for an affordable housing project consisting of the construction of 111 rental units at 1002 Sixth Street for consideration and approval by the Board at a future meeting, seconded by Mr. Tamez, and passed unanimously.

(Board Members Maldonado, Olivarri and Valls - absent).

**F. AGENDA ITEMS: (4 - 5)**

**4. Arena Marketing/Co-Promotion Fund Request - Texas Skills USA**

Motion ratifying the expenditure of \$25,000 for Texas Skills event in 2019 and approving the expenditure of \$25,000 for the Texas Skills event in 2020 from American Bank Center Arena Marketing Co-Promotion Fund.

President Harris referred to Item 4. General Manager - SMG American Bank Center Matt Blasy requesting funding from the Type A Board Marketing/Co-Promotion Fund for FY19 and FY20 for the Texas Skills USA event taking place at the American Bank Center.

Mr. Tamez made a motion to approve the funding request, seconded by Mr.

Trujillo, and passed unanimously.

Board Members Maldonado, Olivarri and Valls were absent.

**5. Arena Marketing/Co-Promotion Fund Request - Coastal Bender**

Motion authorizing the expenditure of \$30,000 from American Bank Center Arena Marketing Co-Promotion Fund to offset direct costs of operating the inaugural Coastal Bender, a South Texas fishing tournament and festival.

President Harris referred to Item 5. General Manager - SMG American Bank Center Matt Blasy requesting funding from the Type A Board Marketing/Co-Promotion Fund for the Coastal Bender, a South Texas fishing tournament and festival.

Mr. Tamez made a motion to approve the funding request, seconded by Mr. Trujillo, and passed unanimously.

Board Members Maldonado, Olivarri and Valls were absent.

**G. PRESENTATION ITEMS: (5 - 6)**

**6. Affordable Housing Program Update**

President Harris referred to item 6. Housing and Community Development Director Rudy Bentancourt presented the 2nd quarterly report covering the period of January to March 2019.

Board members and Mr. Bentancourt discussed how the department educates the community about the program and the assistance that is available for down payments and closing cost.

**7. April 2019 - Engineering Services Monthly Project Update**

President Harris referred to Item 7. Director of Engineering Services Jeff H. Edmonds presented the Engineering Services monthly project update. Mr. Edmonds mentioned the following topics for the joint workshop: floodwalls upgrades, waterfront in front of the Science Museum and Corps of Engineering Office and comprehensive study for future CIP. Mr. Edmonds stated he was asked by the Interim City Manager to bring back the sea district water feature item, He said the City Council may be interested in moving forward with the project if the joint workshop is a success.

**8. Fish Pond LLC Affordable Housing Proposal**

President Harris referred to Item 8. This item was discussed in executive session.

**H. EXECUTIVE DIRECTOR COMMENTS:**

President Harris referred to the Executive Director Comments. Executive

Director Constance Sanchez reminded everyone of the joint workshop at the American Bank Center on April 18, 2019 at 9:00 a.m. in the Henry Garret Ball room.

**I. PUBLIC COMMENT**

President Harris referred to Public Comment. There were no comments from the public.

**PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE CORPORATION FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:**

**1. MAKE A STATEMENT OF FACTUAL INFORMATION.**

**2. RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.**

**3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AND  
AGENDA  
AT A LATER DATE.**

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Harris referred to the future agenda. Executive Director Constance Sanchez identified the following future items: present the proposed budget for FY20 year at the May or June meeting, present the quarterly report for Affordable Housing, and present the Seawall and Miradors Maintenance quarterly report.

**K. ADJOURNMENT**

**There being no further business, President Harris adjourned the meeting at 4:33 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.*