



# City of 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, July 15, 2019

4:00 PM

City Council Chambers

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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 4:00 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.

**Present:** 7 - President Scott Harris, Board Member Gabriel Guerra, Vice-President Randy Maldonado, Board Member Leah Pagan Olivarri, Board Member Robert Tamez, Board Member Lee Trujillo and Board Member John Valls

**C. MINUTES**

**1. Approval of Minutes of the June 17, 2019 Regular Meeting**

President Harris referred to item 1. Mr. Valls made a motion to approve the minutes of the June 17, 2019 meeting, seconded by Mr. Tamez, and passed unanimously.

**D. FINANCIAL REPORT**

**2. Type A Financial Reports as of May 31, 2019**

President Harris referred to Item 2. Alma Casas, Assistant Director of Financial Services presented the financial reports as of May 31, 2019. There were no questions from the board.

**E. 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.**

**F. CLOSED SESSION ITEMS: (None)**

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

- 3.** Motion to de-obligate \$3,268,324.65 from the Large Project grants and return the funds to the Type A Fund 1140 for 2019, which consists of \$3,000,000.00 from the Le Meridien project, \$34,112.46 from the Majek Boatworks, \$48,000.00 from Kanon Services, \$50,000.00 from Motorglobe, \$4,423.39 from Texas A&M Electrical Engineering, and \$131,788.80 from Hausman Foods.

President Harris referred to Item 3. Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson presented the de-obligation of unused grant funds.

Mr. Valls informed Mr. Culbertson of the upcoming sale of Memorial Hospital as a possible project.

Mr. Tamez made a motion to de-obligate the \$3,268,324.65, seconded by Mr. Valls, and passed unanimously.

- 4.** Motion approving the Proposed FY19-20 Corpus Christi Business and Job Development Corporation Operating Budget

President Harris referred to Item 4. Director of Management & Budget Eddie Houlihan, presented the FY19-20 Operating Budget.

General Manager of American Bank Center (ABC) Matt Blasy presented the upgrades for the American Bank Center.

Board Members and Mr. Blasy discussed the following topics: locker room upgrades for officials; negotiate a higher rate with the tenants for a possible return on investment; showers in the facility; discuss a long term contract with tenants.

Mr. Valls made a motion to approve the FY19-20 Operating Budget, seconded by Mr. Tamez, and passed unanimously.

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

**5. Economic Development Update - April to June 2019**

President Harris referred to Item 5. Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson presented the Major Business Incentives Quarterly Report.

**6. Affordable Housing - Homebuyer Assistance Program**

President Harris referred to Item 6. Housing and Community Development Director Rudy Bentancourt presented the Affordable Housing Program update. There were no questions from the board.

**7. Engineering Services Monthly Update - July 2019**

President Harris referred to Item 7. Director of Engineering Services Jeff Edmonds presented the Engineering Services Monthly Project update. There were no questions from the board.

**8. Presentation and Discussion Regarding Science Museum Floodwall**

President Harris referred to Item 8. Director of Planning Dan McGinn presented the United States Army Corps of Engineers (USACE) and Science Museum bulkheads and Floodwall Project.

Board Members and Mr. McGinn discussed the following topics: security and safety issues around the museum area, and how the Corps of Engineers property will affect project.

**I. EXECUTIVE DIRECTOR COMMENTS:**

President Harris referred to Executive Director Comments. Executive Director Constance Sanchez thanked Mr. Guerra for his six years of service on the Type A Board and President Harris presented Mr. Guerra with a certificate.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Harris referred to the future agenda. Executive Director Constance Sanchez identified the following future items: Mr. Edmonds will present the Salt Flats Levee contract, and quarterly update on the Seawall and Miradores maintenance.

Ms. Olivarri asked if something more could be done to utilize the money in the Type A fund. Ms. Sanchez stated they will look into the matter.

**K. ADJOURNMENT**

There being no further business, President Harris adjourned the meeting at 5:17 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.*