



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Corpus Christi Business and Job Development Corporation

Monday, November 11, 2019

4:00 PM

City Council Chambers

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 4:02 p.m.

B. Call Roll and Excuse Absences:

City Secretary Rebecca Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

Mr. Tamez did not request an excused absence for the October 28, 2019 meeting.

Present: 7 - President Scott Harris, Board Member Leah Pagan Olivarri, Board Member Diana Summers, Vice-President Robert Tamez, Secretary Lee Trujillo, Board Member John Valls and Board Member Alan Wilson

C. 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.**

1. Election of Officers

Mr. Harris referred to item 1. Mr. Harris asked for nominations for President. Mr. Trujillo made a motion to appoint Mr. Harris as President, seconded by Ms. Summers and passed unanimously.

President Harris asked for nominations for Vice President. Mr. Trujillo made a motion to appoint Mr. Tamez as Vice President, seconded by Ms. Summers and passed unanimously.

President Harris asked for nominations for Secretary. Mr. Trujillo made a motion to appoint Ms. Summers as Secretary, seconded by Mr. Tamez and passed unanimously.

D. MINUTES

2. Approval of minutes of the October 28, 2019 Regular Meeting

President Harris referred to item 2. Mr. Valls made a motion to approve the minutes of the October 28, 2019 meeting as presented, seconded by Mr. Trujillo, and passed unanimously. (Mr. Tamez abstained.)

E. FINANCIAL REPORT

3. Type A Financial Reports as of September 30, 2019

President Harris referred to Item 3. Alma Casas, Assistant Director of Financial Services, presented the financial reports as of September 30, 2019.

Mr. Valls asked if the amount committed for small businesses could be utilized for Lift Fund. Ms. Casas stated it could be used for Lift Fund.

F. CLOSED SESSION ITEMS: (None)

G. AGENDA ITEMS:

4. Motion authorizing the expenditure of \$40,000 from American Bank Center Arena Marketing/Co-Promotion Fund to offset operating costs of hosting Luke Combs concert on April 24, 2020

President Harris referred to Item 4. American Bank Center General Manager Matt Blasy requested an expenditure of \$40,000 from American Bank Center Arena Marketing/Co-Promotion Fund to offset operating costs of hosting Luke Combs concert on April 24, 2020.

Board Members and Mr. Blasy discussed the following topics: Luke Combs concert is the biggest event; how much revenue will it net; recommended amending the policy to increase the amount the City Manager can authorize, to avoid continually requesting more expenditures from the Type A Board; Co-Promotional funds do not required City Council approval, however changing the policy to give the authority to the City Manager, requires City Council approval and then subsequent expenditures will not require City Council approval; and requiring quarterly updates on expenditures if the authority is given to the City Manager.

Mr. Valls made a motion to approve the \$40,000 expenditure, seconded by Mr. Trujillo and passed unanimously.

5. Motion approving Amendment No. 1 to the Agreement between the Corpus Christi Business and Job Development Corporation and the City of Corpus Christi for Type A Affordable Housing Program - Homebuyer Assistance Program.

President Harris referred to Item 5. Director of Housing and Community Development Rudy Bentancourt requested approval for Amendment No. 1 to the Agreement between the Corpus Christi Business and Job Development Corporation and the City of Corpus Christi for Type A Affordable Housing Program - Homebuyer Assistance Program.

Board Members and Mr. Bentancourt discussed the following topics: the budget fund amount being reduced; how the program is marketed to potential buyers; and whether the Affordable Housing Program participates in the Best of the Best showcase.

Mr. Valls made a motion to approve the Amendment No. 1 to Agreement, seconded by Mr. Tamez and passed unanimously.

H. PRESENTATION ITEMS:

6. Engineering Services Monthly Update for November 2019

President Harris referred to Item 6. Director of Engineering Services Jeffrey Edmonds presented the Engineering Services monthly updates.

Board Members, City Manager Peter Zaroni and Mr. Edmonds discussed the following topic: whether the engineering scope of work for the Watgardens project will include potential alternatives to reduce the cost.

7. Biannual Report of Status of Whataburger Field

President Harris referred to Item 7. General Manager Wes Weigle presented the Bi-Annual update for the Baseball Stadium.

Board Members, Assistant City Manager Keith Selman and Mr. Weigle discussed the following topics: playground equipment being replaced/traded every three years; whether the nets will be extended to first and third base; extending the use of the Hooks field and Little League field to high school and Little League teams; Astros Future weekend, Triple A versus Double A game and potentially hosting a Mexican league team; present a proposal for additional allocation and revisit the agreement.

I. EXECUTIVE DIRECTOR COMMENTS:

President Harris referred to Executive Director comments: There were no comments.

J. IDENTIFY FUTURE AGENDA ITEMS

President Harris referred to future agenda items. Chief Financial Officer Constance Sanchez identified the following future items: proposal for additional allocations for Whataburger Field; demolition of the K Pier; funding a facility assessment of the Art Museum; present a Lift Fund Program; promoting small business presentation; changing the authority for the Co-Promotional Fund; brass plaque event at Whataburger Field.

Board Members requested the following: what balance should be kept in the Seawall fund for maintenance; and alternative start times for the Type A and B meeting.

K. ADJOURNMENT

There being no further business, President Harris adjourned the meeting at 5:02 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.*