



## AGENDA MEMORANDUM

Corpus Christi Business and Job Development Meeting of March 16, 2020

**DATE:** February 24, 2020

**TO:** President and Honorable Board Members,  
Corpus Christi Business and Job Development Corporation

**THROUGH:** Peter Zaroni, City Manager  
Keith Selman, Assistant City Manager  
Jermel Stevenson, Director of Parks and Recreation

**FROM:** Esther Velazquez, Assistant to the Director  
Parks and Recreation Department  
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### Bi-Annual Update – Baseball Stadium

#### **STAFF PRESENTER:**

<b><u>Name</u></b>	<b><u>Title/Position</u></b>	<b><u>Department</u></b>
Esther Velazquez	Assistant to Director	Parks & Recreation

#### **OUTSIDE PRESENTERS:**

<b><u>Name</u></b>	<b><u>Title/Position</u></b>	<b><u>Organization</u></b>
Wes Weigle	General Manager	Hooks

#### **BACKGROUND:**

On October 28, 2019 Corpus Christi Baseball Club, LP, (Hooks) presented an update to the Corpus Christi Business and Job Development Corporation (Type A Board) which included a discussion on their proposed fiscal year 2020 capital projects for Whataburger Field baseball stadium.

On December 9, 2019 the Type A Board authorized \$2,000,000 for improvements to Whataburger Field for a leveraged funding project that will provide a total of \$3,000,000 via a two-to-one match with the Type A and the Hooks; for every \$1 spent by the Hooks, the Type A will contribute \$2 not to exceed \$2,000,000.

On January 28, 2020 City Council adopted an Ordinance approving the Second Amended and Restated Stadium Lease Agreement with the Hooks; appropriating funds in the amount of \$2,000,000 from the Business and Job Development Fund to match a \$1,000,000 allocation by the Hooks, for improvements to Whataburger Field; and amending the operating and capital budget.

Terms of the Second Amended and Restated Stadium Lease Agreement include:

**Section 7.4. City's obligation to reimburse Lessee.** Upon City's written approval of Lessee's written accounting of all maintenance, Capital Repair Work, enhancements and upgrades paid for and completed by Lessee in the previous Lease Year pursuant to Section 7.2 herein, subject to appropriation by the Corpus Christi City Council, and subject to Lessee's compliance with Approved Procurement Practices and all applicable statutory requirements, City shall reimburse Lessee for such approved expenditures in the amounts set forth in 7.4.1 and 7.4.2, which shall be paid to Lessee no later than thirty (30) days following the last game or event held at the Leased Premises of the year following completion of such approved enhancements and upgrades.

**7.4.1. City's reimbursement obligation for the 2019-2020 City fiscal year.** Regarding the maintenance, Capital Repair Work, enhancements and upgrades paid for and completed by Lessee in the 2019-2020 City fiscal year, City agrees to reimburse Lessee a 2 to 1 match of Lessee's payment, subject to availability of Corporation funds, with City reimbursement not to exceed two million dollars, with actual reimbursement amount limited by the amount actually expended by Lessee during the fiscal year for enhancements and upgrades. Corporation funds are available and the funding for the 2019-2020 fiscal year was approved by the Corporation on December 9, 2019 and the Corpus Christi City Council on January 28, 2020. City and Lessee agree that, at a minimum City shall reimburse Lessee One Hundred Seventy Five Thousand Dollars (\$175,000) so long as Lessee complies with Section 7.2 requiring the expenditure of at least \$350,000.

**7.4.2 City's annual reimbursement obligation beginning the 2020-2021 City fiscal year.** Regarding the maintenance, Capital Repair Work, enhancements and upgrades paid for and completed by Lessee for each year beginning the 2020-2021 City fiscal year, City agrees to reimburse Lessee a minimum amount of One Hundred Seventy Five Thousand Dollars (\$175,000) annually so long as Lessee complies with Section 7.2 requiring expenditure of at least \$350,000. Any request from Lessee for additional funding beyond the \$175,000 provided in this Section will require approval of the Corpus Christi City Council.

This update will discuss the projects approved for fiscal year 2020 for which the Hooks will be reimbursed with Type A funds.

**LIST OF SUPPORTING DOCUMENTS:**

Presentation  
Approved FY20 Projects List