

## **MINUTES**

### **CORPUS CHRISTI COMMUNITY IMPROVEMENT CORPORATION (CCCIC) ANNUAL MEETING September 6, 2019 1:02 P.M.**

#### **PRESENT**

##### Board of Directors

Vacant, President  
Vacant, Vice-President  
Mayor Joe McComb  
Rudy Garza  
Michael Hunter  
Greg Smith  
Paulette Guajardo  
Ben Molina  
Vacant

##### Officers

Vacant, General Manager  
Rebecca Huerta, Secretary  
Paul Pierce, Asst. Secretary  
Constance P. Sanchez, Treasurer  
Alma Casas, Asst. Treasurer

Secretary Rebecca Huerta called the meeting to order in the Council Chambers of City Hall at 1:02 p.m. Secretary Huerta verified that a quorum was present to conduct the meeting and notice of the meeting had been posted.

Secretary Huerta moved to Item 3 and called for the appointments of Mayor Joe McComb and Council Members Rudy Garza, Michael Hunter, Greg Smith, Paulette Guajardo and Ben Molina; and the new appointments of Roland Barrera, Everett Roy and Gil Hernandez to the CCCIC Board. Board Member Barrera made a motion to approve the motion, seconded by Board Member Hunter, and passed unanimously.

Secretary Huerta moved to Item 4 and called for the Election of Officers. A motion was made by Board Member Barrera to appoint Ben Molina as President, seconded by Board Member Smith, and passed unanimously. A motion was made by Board Member Ben Molina to appoint Roland Barrera as Vice-President, seconded by Board Member Hunter, and passed unanimously.

President Molina moved to Item 5 and called for public comment. There were no comments from the public.

President Molina moved to Item 6 and called for approval of the minutes of the September 12, 2017 meeting. Board Member Garza made a motion to approve the minutes as presented, seconded by Board Member Hunter, and passed unanimously.

President Molina moved to Item 7 and called for the Financial Statement. Treasurer Constance Sanchez referred to the Financial Statement ten months ended July 31, 2019; beginning fund balance of \$10,604,680, net change for the period of \$247,703 and ending fund balance of \$10,356,977. Treasurer Sanchez referred to the Balance Sheet and Income Statement for the same time period.

Board Members, Treasurer Sanchez, and Director of Housing and Community Development Rudy Bentancourt discussed the following topics: why the Corpus Christi Community Improvement Corporation (CCCIC) did not meet in 2018; meets only when projects require the board to make recommendation or to allow the CCCIC to go into a loan agreement; last year's project did not require HOME Program funds; potential use of fund balance for affordable housing; funds are from U.S. Department of Housing and Urban Development (HUD) and committed for projects already approved; revolving loans and keeping activity levels consistent with previous years; funds may decrease but not the assistance provided to the citizens; mortgages; loan process; and feasibility of continuing the corporation since the City accounts for the funds of programs/grants.

President Molina moved to Item 8. Director Bentancourt stated that the purpose of this item is to approve a loan commitment of \$350,000 for the Casa de Manana Apartments located at 4702 Old Brownsville Rd., which will involve the complete reconstruction of 99 apartments serving senior citizens, low-income families and individuals, loan to be made from funds provided through the U.S. Department of Housing and Urban Development's HOME Program at 1% interest for a 40-year term with payments amortized over 40 years and paid from available net cash flow, subject to execution of the funding agreements.

Board Members, Director Bentancourt, Brad McMurray, Prospera Housing Community Services (HCS) and Ray Lucas, Lucas & Associates discussed the following topics: total amount of capital investment; Corpus Christi properties reconstructed by Prospera HCS, before and after photos of reconstructed properties; would dissolving the corporation affect future projects; and list of board members for Prospera HCS and Terra Genesis (TG110), owner of the subject property.

Board Member Barrera made a motion to approve the motion, seconded by Board Member Hunter, and passed unanimously.

President Molina referred back to Item 4, Election of Officers, and called for the appointments of Rebecca Huerta as Secretary, Paul Pierce as Assistant Secretary, Constance P. Sanchez as Treasurer, Alma Casas as Assistant Treasurer, and Peter Zanoni as General Manager. A motion was made by Board Member Molina to appoint Rebecca Huerta as Secretary, Paul Pierce as Assistant Secretary, Constance P. Sanchez as Treasurer, Alma Casas as Assistant Treasurer, and Peter Zanoni as General Manager, seconded by Board Member Garza, and passed unanimously.

There being no further business to come before the Board, President Molina adjourned the meeting at 1:24 p.m.