



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Corpus Christi B Corporation

Monday, September 21, 2020

1:30 PM

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 & Jobs 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 1:33 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.

NOTE: Board Members Leah Olivarri, Diana Summers and Lee Trujillo participated by video conference. Mr. Tamez arrived at 1:57 p.m.

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

Absent 1 - Council Liaison Michael Hunter

C. PUBLIC COMMENT

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

D. MINUTES

1. [20-0992](#) Approval of Minutes of the Type B Board July 20, 2020 Regular Meeting Minutes.

President Harris referred to item 1. Mr. Wilson made a motion to approve the minutes as presented, seconded by Mr. Valls, and passed unanimously.

E. FINANCIAL REPORT

2. [20-1090](#) Type B Financial Reports as of July 31, 2020

President Harris referred to Item 2. Assistant Director of Financial Services Alma Casas presented the financial reports as of July 31, 2020.

Board Members and Ms. Casas discussed the following topics: commitment amount for streets; add an additional slide to include the paid commitments and the annual balance.

F. **CLOSED SESSION ITEMS:**

President Harris referred to Executive Session Item 3. The Board went into Executive Session at 1:51 p.m. The Board returned from Executive Session at 2:45 p.m.

3. [20-1122](#) **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 potential economic development incentive agreement(s) involving Next Sports Company, LLC. and/or other entities desiring to engage in commercial development at or near the intersection of Old Brownsville Road and S Padre Island Drive 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.**

G. **AGENDA ITEMS:**

4. [20-1142](#) Motion approving the Termination of Agreement between the Corpus Christi B Corporation and TG 110 Village at Greenwood GP, LL, due to the award of grant funds from the Texas General Land Office (GLO) for the project; and de-obligating \$1,250,000 from the agreement and returning it to the Type B fund to be used for future affordable housing projects.

President Harris referred to Item 4. Homeless Services and Workforce Housing Manager Jennifer Buxton said the purpose of this item is to terminate the agreement between the Corpus Christi B Corporation and TG 110 Village at Greenwood GP, LLC and to de-obligate the \$1,250,000, due to an award received from the Texas General Land Office (GLO) for the project.

President Harris referred to item 4. Mr. Wilson made a motion to approve item 4, seconded by Mr. Trujillo, and passed unanimously.

5. [20-1143](#) Resolution amending and reaffirming the Corpus Christi B Corporation's Investment Policy and Investment Strategy for the Fiscal Year 2020-2021.

President Harris referred to Item 5. Assistant Director of Financial Services Alma Casas said the purpose of this item is to approve the resolutions amending and reaffirming the Corpus Christi B Corporation's investment

policies and investment strategies for fiscal year 2020-2021.

Mr. Valls made a motion approving item 5, seconded by Mr. Wilson and passed unanimously.

6. [20-1147](#)

Resolution amending authorized representatives in the TexPool Investment Pool to reflect recent changes in Investment Officers.

President Harris referred to Item 6. Assistant Director of Financial Services Alma Casas said the purpose of this item is to approve a resolution amending authorized representatives in the TexPool Investment Pool to reflect recent changes in investment officers.

Mr. Valls made a motion approving item 6, seconded by Mr. Wilson and passed unanimously.

H. PUBLIC HEARING:

7. [20-1095](#)

Public Hearing and motion authorizing a business incentive agreement with Next Sports Company LLC in the amount of \$1,850,000 for the construction of a new multi-sports complex on Old Brownsville Road.

President Harris referred to Item 7. Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of this item was to present an incentive agreement with Next Sport Company LLC (NSC) in the amount of \$1,850,000 for construction of a new multi-sport complex on Old Brownsville Road. Mr. Culbertson said NSC will invest \$17.2 million to construct the complex and supporting amenities. This will create 47 full-time jobs and up to 50 part-time jobs. The facility will serve a variety of athletics. The first stage will have eight multi-purpose fields and includes parking accommodations. Phase II will include administrative offices, retail space and supporting amenities and is anticipated to be completed by December 2022. Youth tournaments will begin in 2022 and anticipating 25,000 in visitor room nights.

President Scott Harris opened the public hearing. City Secretary Rebecca Huerta stated there were no public comments submitted. President Harris closed the public hearing.

Board Members, Mr. Culbertson, Principal of Three Dimensional Development Debbie Lindsey-Opel, Chief Operating Officer of Govind Development Oscar Martinez and President of Next Sport Company LLC Kingsley Okonkwo, MD discussed the following topics: concerns about the flow of traffic; parking availability being on site and an overflow across the street; whether there has been communication with West Oso regarding the flow of traffic; the amount of parking spaces available on each site and whether they are sufficient for the eight fields; requested a letter of commitment or the financials that validate whether the developer has the capability to complete the project; possibly using the police department to assist with the flow of traffic; how will revenue be obtained; whether a membership fee will be required; including a claw back clause if the job requirement is not met and if a futsal field will be considered.

Mr. Valls made a motion to amend the motion to incorporate the financial

commitment in a period of 90 days of execution of the agreement and to clarify the incentive will be used to pay for the infrastructure, seconded by Mr. Wilson. The motion passed with the following vote: Harris, Trujillo, Valls, Summers, Wilson and Olivarri, voting "Aye"; Tamez voting "No". The motion was approved as amended.

8. [20-1150](#)

Public Hearing and Motion authorizing allocation of funds in an amount not to exceed ~~\$4,415,430~~ \$4,202,375 from Type B Sales Tax to be funded for Cole improvements project, located in City Council District 2. Amending the FY2021 operating budget by appropriating ~~\$4,415,430~~ \$4,202,375 from the fund balance in Fund 1145 and transferring to the City's capital improvement

President Harris referred to Item 8. Assistant City Manager Keith Selman said the purpose of this item is to present the Cole Park Pier Improvement project allocating funds in an amount not to exceed \$4,202,375. from the Type B sales tax. The project includes demolishing the existing damaged pier and the reconstruction of the Cole Park pier which will include a plaza and expanding the parking area. Mr. Selman clarified the agenda had the project amount as \$4,415,430, the correct amount is \$4,202,375. The total cost of the project that includes the design of the new pier is \$6,665,430, other funds will come from the Community Enrichment funds, G.O. Bond 2018 and the G.O Bond 2009. The time frame to complete the project is June or July of 2021.

Board Members, Assistant City Attorney Aimee Alcorn-Reed and Mr. Selman discussed the following topics: whether the Economic Development Corporation (EDC) reviewed the project; the project was reviewed by Bond Counsel for a Type A Seawall project and declined so it was brought to the Type B Corporation for consideration; the amount of funds that will be available for 2021 if the project is approved; create a more iconic entrance; whether jobs will be created with this project; if any Federal Emergency Management Agency (FEMA) funds are available to support the project; who will maintain the pier and the legal requirement for Type B funds for parks and entertainment type purposes.

President Scott Harris opened the public hearing. City Secretary Rebecca Huerta stated there were no public comments submitted. President Harris closed the public hearing.

Mr. Tamez made a motion to approve item 8, seconded by Mr. Valls. The motion passed with the following vote: Harris, Trujillo, Valls, Summers, Wilson and Tamez, voting "Aye"; Olivarri voting "No".

I. **PRESENTATION ITEMS: None**

J. **EXECUTIVE DIRECTOR COMMENTS:**

President Harris referred to the Executive Director comments. Chief Financial Officer Constance Sanchez stated there were no comments.

K. **IDENTIFY FUTURE AGENDA ITEMS**

President Harris referred to the Future Agenda Items. Chief Financial Officer Constance Sanchez stated there were no comments.

L. ADJOURNMENT

There being no further business, President Harris adjourned the meeting at 4:00 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.*

This meeting may be held via videoconference call pursuant to Texas Government Code § 551.127. If this meeting is held via videoconference call or other remote method of meeting, then a member of this governmental body presiding over this meeting will be physically present at the location of this meeting unless this meeting is held pursuant to Texas Government Code § 551.125 due to an emergency or other public necessity pursuant to Texas Government Code § 551.045.