



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Corpus Christi B Corporation - Type B

Monday, January 11, 2021

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 1:32 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.

Present 7 - President Scott Harris, Board Member Leah Pagan Olivarri, Secretary Diana Summers, Board Member Lee Trujillo, Board Member John Valls, Board Member Alan Wilson, and Council Liaison Michael Hunter

Absent 1 - Vice-President Robert Tamez

C. PUBLIC COMMENT

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

D. MINUTES

1. [21-0002](#) Approval of Minutes of the Type B Board October 19, 2020 Regular Meeting Minutes

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

E. FINANCIAL REPORT

2. [21-0053](#) Type B Financial Reports as of November 30, 2020

President Harris referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of November 30, 2020.

F. **CLOSED SESSION ITEMS:**

G. **AGENDA ITEMS:**

3. [21-0025](#) Motion to approve an amendment to the business incentive agreement between the Corpus Christi B Corporation and Next Sports Company, LLC. for the development of a recreational sports complex, to extend the deadline for securing financing for Phase I to May 2021, Phase II to December 2022, and the construction completion deadline to November 30, 2023.

President Harris referred to item 3. Director of Finance Heather Hurlbert said the purpose of this item is to approve an amendment to extend the deadline for securing financing for Phase I to May 2021, Phase II to December 2022, and the construction completion deadline to November 30, 2023. Next Sport Company LLC. is requesting an extension for the construction of both Phase I and Phase II. They are also requesting a 120-day extension on being fully funded for both phases of the project, including all necessary public infrastructure.

Board Members and Ms. Hurlbert discussed the following items: whether the project can be funded by May; due to the complexity of the 504 loan financing, the project could be delayed; and if the financing is not in place by May, it is possible the project will not move forward.

Mr. Wilson made a motion approving item 3, seconded by Mr. Trujillo and passed unanimously.

4. [21-0030](#) Motion approving the 2021 Corpus Christi B Corporation Meeting Calendar.

President Harris referred to item 4. Senior Management Analyst Randy Almaguer said the purpose of this item was to present the 2021 Corpus Christi B Corporation Meeting Calendar.

Mr. Valls made a motion approving item 4, seconded by Mr. Wilson and passed unanimously.

5. [21-0084](#) Motion authorizing allocation of additional funds in an amount not to exceed \$797,625 from Type B Sales Tax for a total amount not to exceed \$5,000,000 to be funded for Cole Park Pier improvements project located in City Council District 2.

President Harris referred to Item 5. Director of Engineering Services Jeffrey Edmonds said the purpose of this item was authorizing allocation of additional

funds in an amount not to exceed \$797,625 from the Type B sales tax for a total not to exceed \$5,000,000 to fund the Cole Park Pier improvement project. The funds will provide funding for reconstruction of Cole Park Pier and improve public amenities.

Mr. Valls made a motion to approve item 5, seconded by Mr. Wilson. The motion passed with the following vote: Harris, Trujillo, Valls, Summers and Wilson voting "Aye"; Olivarri voting "No", Tamez and Summers absent .

H. PUBLIC HEARING:

I. PRESENTATION ITEMS:

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 1:58 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.