



Meeting Minutes

Corpus Christi B Corporation - Type B

Wednesday, August 25, 2021

1:30 PM

Council Chambers

TYPE B WORKSHOP ON INFILL HOUSING AND RECREATIONAL FACILITIES

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:

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

Board Member John Valls arrived at 1:54 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. BRIEFINGS TO BOARD:

1. [21-1063](#) Corpus Christi B Corporation Workshop on Infill Housing Incentive Program.

President Harris referred to item 1. Assistant Director of Neighborhood Services Jennifer Buxton presented the Infill Housing Incentive Program and answered questions regarding the program.

Ms. Buxton presented the following: Infill Housing Incentive Program; original program guidelines; revised program guidelines; income limits; estimated budget; and the next steps to educate the public.

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Board Members, Ms. Buxton, and City Manager Peter Zanoni discussed the following topics: why the Infill Housing Program was never funded in 2015; Type B affordable housing funds will be used to fund the Infill Housing Incentive Program; liens will be placed on homes for non compliance of the 5-year recapture period; HUD's Home Investment Program assist with down payments; whether the full amount of \$500,000 will be used for the program; how many empty lots the city has; how the Housing Authority Thanksgiving Home program operates; suggested the B Corporation purchase the city lots and have them available for the program; reasons the city would not accept the highest bid for lots; the process for selling city lots; whether re-platting two non conforming lots can be expanded to multiple lots; lots have to be in an already approved subdivision neighborhood; expected timeline for the sale of the old fire station; Type B Corporation is not exempt from the increase in Development Services fees; wording in the agreement should be changed to up to \$1 million; and educating the public about the program.

2. [21-1084](#) Corpus Christi B Corporation Workshop on Recreational Facilities.

President Harris referred to item 1. Assistant City Manager Neiman Young presented an update on Eco-tourism projects which include the Lozano Golf Course improvements, gateway signage into the City, Packery Channel project and the Ocean Drive park improvements.

Mr. Young presented the following: Lozano Golf improvements to include the following: renovations to the greens, irrigation system, practice hitting stations, new putting green, short game practice area and lighting for the executive course and practice range; Packery Channel project will include landscaping, re-branding and signage; and Ocean Drive park improvements include the following parks: Ropes, Oleander Point, Doddridge, Swatner, Palmetto and Poenisch Park. Staff will recommend the Type B Board approval of \$2,482,700 of which \$616,000 will be appropriated in FY2022 and \$1,866,700 will be appropriated in FY2023.

Board Members, Mr. Young, Assistant City Attorney Aimee Alcorn-Reed and City Manager Peter Zanoni discussed the following topics: whether night golfing will be successful; Oso and Lozano club houses need to be renovated; concession stand prices are excessive; City receives a portion of the profits from Foresight Golf Management; the years it will take to recoup the City's \$2.8 million investment; if the City Council couldn't approve the \$500,000 under the certificates of obligation; whether Type B funds could legally support the golf course and park improvements; voters perception on how the funds would be used; where the irrigations system will be installed; whether the lighting will adversely affect the neighborhood; possibly raising the green fees; if Type B fund will be replenished once the City recoups the investment; type of signage that will be used and where signage will be placed; suggested selling Swantner or Peary Parks to fund the park renovations; and scheduling a small briefing on how the Type B was formed and the parameters for B funds.

D. ADJOURNMENT

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There being no further business, President Harris adjourned the meeting at 3:36 p.m.