



Meeting Minutes

Corpus Christi B Corporation - Type B

Monday, September 20, 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 1:31 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.

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 / EXCUSE ABSENCES:

[21-1291](#) Approval of Minutes of the Type B Board August 16, 2021 Regular Meeting Minutes, August 25, 2021 Workshop Meeting Minutes and August 30, 2021 Special 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.

President Harris referred to excused absences. Mr. Tamez requested an excused absence for August 16, 2021 meeting. Ms. Olivarri made a motion to excuse Mr. Tamez's absence, seconded by Mr. Trujillo and passed unanimously.

E. FINANCIAL REPORT:

[21-1086](#) Type B Financial Reports as of July 31, 2021

President Harris referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of July 31, 2021.

Board Members and Ms. Hurlbert discussed the following topics: why the sales tax was high in April and why Elizabeth Street had not been added as a commitment.

F. CLOSED SESSION ITEMS: None

G. AGENDA ITEMS:

[21-1289](#) Motion authorizing a two-year agreement with the City of Corpus Christi to provide Type B affordable housing funding in an amount up to \$1,000,000 for costs related to the Infill Housing Incentive Program.

President Harris referred to item 3. Assistant Director of Neighborhood Services Jennifer Buxton said the purpose of this item is to approve a two-year agreement with the City of Corpus Christi to provide Corpus Christi B Corporation affordable housing funding in an amount up to \$1,000,000 for cost related to the Infill Housing Incentive 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.

Board Members, Ms. Buxton, and City Manager Peter Zaroni discussed the following topics: reimbursement for Development Services fees; HUD's Home Investment Program will be available to assist with down payments; removing the Community Development Block Grant from the agreement; and whether non-conforming lots can be sub-divided.

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

Ms. Olivarri made a motion to reconsider item 3, seconded by Mr. Valls and passed unanimously.

Ms. Olivarri made a motion to amend the budget to allocate \$500,000 for FY2022 for Infill Housing Incentive Program and with the intent to consider allocating \$500,000 for FY2023, seconded by Mr. Wilson and passed unanimously.

Mr. Wilson made a motion approving the two year agreement for cost related to the Infill Housing Incentive Program, seconded by Mr. Tamez and passed unanimously.

H. PUBLIC HEARING:

[21-1294](#) Motion authorizing allocation of funds in an amount not to exceed \$500,000 from Type B Sales Tax to be funded for Lozano Executive 9 Golf Course Lighting Project; amending the FY 2021-2022 operating budget by appropriating \$500,000 from the fund balance in Fund 1146; and transferring to the City's capital improvement fund.

President Harris referred to Item 4. Assistant City Manager Neiman Young stated the purpose of this item is to request approval of the motion authorizing allocations of funds in an amount not to exceed \$500,000 from Type B sales tax to be funded for Lozano Executive 9 Golf Course Lighting Project.

General Manager for Foresight Golf Ed Miller presented the following: the renovation will provide improved accommodations for Winter Texans, junior golf programs, school practices and accommodate 50 hitting stations; better visibility to the tee with the excavation; and the following will be added: 10,000 sq. foot practice putting green, short game practice area, precision pitching area, drainage for the 9-hole course and lighting; revenues for 2019 and 2020 and potential revenue if executive course is lighted.

Mr. Young presented the economic study that was prepared by Dr. Lee with the South Texas Economic Development Center.

Board Members, Mr. Young and City Manager Peter Zanoni discussed the following topics: free club rental; smaller concession near the executive course; proper drainage for the course; the hours of operations with adding the lighted course; additional employees to maintain the course and operations; club houses need to be improved; and whether the additional jobs could be tracked.

President Harris opened the public hearing. There were no comments from the public. President Harris closed the public hearing.

Mr. Valls made a motion approving item 4, seconded by Mr. Trujillo. The motion passed with the following vote: Harris, Trujillo, Valls, Summers, Wilson and Olivarri, voting "Aye"; Tamez voting "No".

I. PRESENTATION ITEMS: None**J. EXECUTIVE DIRECTOR COMMENTS:**

President Harris referred to the Executive Director Comments. City Manager Peter Zanoni thanked the Board for approving both items.

K. ADJOURNMENT

B

There being no further business, President Harris adjourned the meeting at 2:56 p.m.