



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Final

Corpus Christi Business and Job Development Corporation - Type A

Monday, June 12, 2023

2:00 PM

City 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 & Job 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 Leah Pagan Olivarri to call the meeting to order.

President Leah Olivarri called the meeting to order at 2:55 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: 4 - President Leah Pagan Olivarri, Secretary Diana Summers, Vice-President Alan Wilson and Board Member Jesus Jimenez

Absent: 3 - Board Member Scott Harris, Board Member Robert Tamez and Board Member John Valls

C. PUBLIC COMMENT:

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

D. MINUTES / EXCUSE ABSENCES

1. [23-0948](#) Approval of Minutes of the Type A May 15, 2023 Regular Meeting.

President Olivarri referred to Item 1. Mr. Wilson made a motion to approve the minutes as presented, seconded by Ms. Summers, and passed unanimously.

E. FINANCIAL REPORT

2. [23-0927](#) Type A Financial Reports as of April 30, 2023

President Olivarri referred to Item 2. Interim Assistant City Manager Heather Hurlbert

presented the financial reports as of April 30, 2023

F. EXECUTIVE SESSION ITEMS:

G. AGENDA ITEMS:

3. **23-0990** Motion authorizing the appropriation and expenditure of additional Seawall Funds in the amount of \$2,400,000.00 from the unreserved fund balance in the Seawall Fund for the Replace Piers ABCDL and Dredging project for a total cost of \$17,400,000.00 and authorizing the transfer from the Seawall Fund to the Seawall Capital Improvement Fund.

President Olivarri referred to Item 3. Director of Engineering Services Jeffrey Edmonds said the purpose of this item is to approve a motion authorizing the appropriation and expenditure of Seawall Funds to replace Piers ABCDL and dredging project. Mr. Edmonds stated the city received four competitive bids. The lowest bid exceeded the budgeted funds. Staff is requesting an additional \$2,400,000 from the unreserved fund balance in the Seawall Fund.

Marina Manager Jonathan Atwood gave the following update on the Marina Projects: construction contract for the piers will go to City Council for approval and work should begin early fall; the L dock has been demolished and boats have been removed from docks A & B for demolition and dredging and the new concrete floating dock will be placed in the marina; the design contract has been approved for the Cooper Boaters Facility and the Resurfacing Project of the L Head parking lot; the design contract for the Boat Haul Out Office Retail Facility has also been approved by City Council; the Boardwalk Project is in the design phase, working with Harrison Landing and other stakeholders to complete the design and move forward with the bid process; a Master Plan for the Marina will be presented to City Council on June 27th; and the Miradors will also have a full makeover including the Selena monument.

Mr. Wilson made a motion to approve item 3, seconded by Mr. Jimenez, and passed unanimously.

4. [23-0969](#) Discussion and possible action to amend the bylaws of the Corpus Christi Business and Job Development Corporation to provide for automatic resignation of a director in the event of unexcused absences.

President Olivarri referred to Item 4. Ms. Olivarri requested the item be brought back for the next meeting with the suggested changes discussed during the Type B meeting for consideration and possible action.

5. [23-1022](#) Presentation and discussion on the Proposed FY 2023-2024 Corpus Christi and Job Development Corporation Budget

President Olivarri referred to Item 5. Director of Management and Budget Eddie Houlihan presented the proposed FY 2023-2024 Type B Budget.

Mr. Houlihan presented the following items: Budget Overview - Seawall; Budgeted Revenue - Seawall; Proposed Expenses - Seawall; CIP - Seawall Project Budgets and current Status; Approved FY2023 CIP - Seawall; Proposed FY2024 CIP - Seawall; Budgeted Overview - Seawall Debt Service; Budget Overview - Arena Facility; Budgeted Revenues - Arena Facility; Proposed Expenses - Arena Facility; Transfer to Arena CIP; Transfer to Visitors Facilities; Arena Marketing Co-Promotion; Transfer to Visitors Facilities Capital Projects; Budgeted Overview - Arena Debt Service; Budget Overview - Business & Job Development; Budgeted Revenues - Business & Job Development; Proposed Expenses - Business & Job Development; Affordable Housing; and Major Business Incentives.

Board Members, Mr. Houlihan and Interim Assistant City Manager Heather Hurlbert discussed the following topics: the debt service remaining principal balance and whether it has a fixed or floating rate; whether the Harbor Point East Connectivity project will move forward; and requested more information on the Marina Projects for the next meeting.

I. PRESENTATION ITEMS:

J. EXECUTIVE DIRECTOR COMMENTS:

President Olivarri referred to the Executive Director comments. City Manager Peter Zanoni stated the final budget will be presented at the next board meeting.

K. ADJOURNMENT

There being no further business, President Olivarri adjourned the meeting at 3:37 p.m.

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.