



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes Corpus Christi Business and Job Development Corporation

Monday, April 21, 2014

3:00 pm

City Council Chambers

A. President Robert Tamez to call the meeting to order.

President Tamez called the meeting to order.

B. Call Roll

President Tamez verified that the necessary quorum of the Board were present to conduct the meeting.

(Note: Bart Braselton arrived at 3:09 p.m.)

Present: 5 - President Robert Tamez, Secretary Debbie Lindsey-Opel, Vice Chair R. Bryan Gulley, Board Member Bart Braselton and Board Member Gabriel Guerra

C. Commendations

President Tamez recognized Mr. Michael Sandroussi who replaced Dr. Ann Matula as President of the Craft Training Center of the Coastal Bend.

Present: 5 - President Robert Tamez, Secretary Debbie Lindsey-Opel, Vice Chair R. Bryan Gulley, Board Member Bart Braselton and Board Member Gabriel Guerra

1. Resolution Honoring Paul Michael Culbertson

President Tamez read and presented a resolution honoring Mr. Paul Michael Culbertson.

D. MINUTES

2. Approval of Regular Meeting of March 17, 2014.

Mr. Braselton made a motion to approve the minutes as presented, seconded by Mr. Guerra and passed unanimously.

E. CLOSED SESSION ITEMS: (ITEM 3)

3. Closed session pursuant to Section 551.087 of the Texas Government Code to discuss confidential commercial or financial information pertaining to Solid Rock that the Corporation seeks to have locate, stay, or expand within the City limits and with which the Corporation is

conducting economic development negotiations and to deliberate possible offers of financial or other incentives to said business prospect with possible discussion and action in open session.

President Tamez referred to the day's executive session. Mr. Guerra recused himself from the discussion and vote on this item. The Corporation went into executive session. The Corporation returned from executive session. Roland Mower, Corpus Christi Regional Economic Development Corporation (CCREDC), provided background on the term sheet agreement with Solid Rock Commercial Properties for the Junior Beck Road extension that was approved by the Board in November 2013 and the modifications presented during today's executive session. Diana Ortiz and Raul Ortiz with Solid Rock Commercial Properties thanked the Board for consideration of this item and spoke in support of the terms of the agreement.

Ms. Opel made a motion to direct staff to negotiate an agreement with Solid Rock with the terms that include: 1) that the loan funds will be available upon execution and approval by parties and the City and a letter of credit will be included and 2) as an alternative, there will be an annual minimum payment or an addition to the prorated payment upon property platting, seconded by Dr. Gulley and passed (Guerra abstained).

Enactment No:

F. AGENDA ITEMS: (ITEMS 4-10)

4. Motion to accept Financial Report.

President Tamez referred to Item 2. Director of Financial Services Constance Sanchez presented the sales tax report; the cash flow statements; the commitment reports for the economic development fund; and the proforma report for the economic development fund. Dr. Gulley made a motion to approve the financial report, seconded by Ms. Opel and passed.

Enactment No:

5. De-Obligate Funds From MotorGlobe

Motion to de-obligate \$25,000 from MotorGlobe to the Type A Fund 1140 for 2014.

President Tamez referred to Item 5. Mike Culbertson with the Corpus Christi Regional Economic Development Corporation stated that the purpose of this item is to de-obligate \$25,000 from MotorGlobe for failure to meet its obligations under the agreement for their first incentive installment. Mr. Braselton made a motion to approve Item 5, seconded by Dr. Gulley and passed.

Enactment No:

6. Grant for Texas A&M Univeristy - Corpus Christi

Motion to approve a job training grant in the amount of \$2,000,000 to Texas A&M University-Corpus Christi related to engineering training.

President Tamez referred to Item 6. Roland Mower, CCREDC, stated that Texas A&M University Corpus Christi (TAMU-CC) has submitted a request for a \$2 million grant to expand their engineering program to include electrical engineering, civil engineering and industrial engineering. Ms. Opel abstained from the discussion and vote on this item. Dr. Trent Hill, TAMU-CC spoke regarding the planning process and presented information on the program including investment, faculty and staff benefits, and establishment of the program. Board members asked questions regarding the current funding for this fiscal year and the dispersment of funds in two to three years; the effects of expanding the engineering program will have on the unmanned aerial system program; ways to leverage funds; the student component; and the amount of funds that have to be raised by the university.

Dr. Gulley made a motion to appropriate \$1,000,000 in FY2014 from Fund 1140, Economic Development from the Unreserved Fund Balance to Texas A&M University - Corpus Christi related to electrical engineering training, seconded by Braselton and passed (Opel abstained).

Enactment No:

7. Adoption of Rules of Meeting Procedure

Motion to approve new Rules of Procedure for the Board.

President Tamez referred to Item 7. Senior Assistant City Attorney Julian Grant stated that the purpose of this item is to approve suggested rules of procedure for the Board. Mr. Grant addressed the issue of how items may be placed on the agenda. Mr. Braselton made a motion to approve the new rules of procedure for the Board and adopt future items on agendas moving forward, seconded by Mr. Guerra and passed.

Enactment No:

8. Legal Guidelines for Affordable Housing Funding

Review of the legal definition of fundable affordable housing by Board counsel.

President Tamez referred to Item 8. Senior Assistant City Attorney Julian Grant stated that the purpose of this item is provide an explanation of the legal state and federal guidelines for affordable housing funding. Mr. Grant stated that the Board is subject to Type B, Section 505.153, Texas Local Government Code rules for affordable housing. No action was taken.

9. Funding Request from Habitat for Humanity

Motion to consider a funding request from Habitat for Humanity in the amount of \$25,000.

President Tamez referred to Item 9. Director of Housing and Community Development Eddie Ortega stated that the purpose of this item is to consider a funding request from Habitat for Humanity in the amount of \$25,000 to assist in the building of a home located at 329 West Saxet Drive. Ms. Opel made a motion to approve Item 9, seconded by Mr. Guerra and passed.

Enactment No:

10. Type A Board Authorization for Payment

Motion to approve payment of \$2,640 to DCRE, Inc., for facilitating the March 17, 2014 workshop regarding economic development one-eighth cent sales tax and including the post-workshop report for suggested courses of action regarding future uses of the tax.

President Tamez referred to Item 10. Assistant City Manager Margie Rose stated that the background information on this item was provided in the packet. Ms. Opel made a motion to approve Item 10, seconded by Mr. Braselton and passed.

Enactment No:

G. PRESENTATION ITEMS: (ITEMS 11-14)

12. Update - Housing and Community Development Report for April 2014

President Tamez referred to Item 12. Director of Housing and Community Development Eddie Ortega introduced the new Program Manager for Housing Programs, Kelly Fry. Mr. Ortega presented the monthly Housing and Community Development report.

13. Update - Housing and Community Development CDBG/HOME Funding Report

President Tamez referred to Item 13. Director of Housing and Community Development Eddie Ortega presented the Housing and Community Development CDBG/HOME funding report.

11. Update - Capital Programs Project Report for April 2014

President Tamez referred to Item 11. Executive Director of Public Works Dan Biles presented the Capital Programs Department monthly project updates.

14. Update - Type A Projects

President Tamez referred to Item 14. Mike Culbertson, CCREDC, presented the monthly report on the small business programs and major business incentives projects.

H. EXECUTIVE DIRECTOR COMMENTS:

None.

I. PUBLIC COMMENT

None.

PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE CORPORATION FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:

- 1. MAKE A STATEMENT OF FACTUAL INFORMATION.**
- 2. RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.**
- 3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AND AGENDA AT A LATER DATE.**

C. Commendations

1. Resolution Honoring Paul Michael Culbertson

City Secretary Huerta requested that the board approve the resolution for the record. Ms. Opel made a motion to support the resolution honoring Paul Michael Culbertson, seconded by Mr. Braselton and passed (Guerra absent).

J. IDENTIFY FUTURE AGENDA ITEMS

President Tamez referred to Identifying Future Agenda items. The following items were requested to be included on a future agenda: provide the number of city owned residential lots in the Model Block area and City owned properties either through tax liens or other process; bring Dr. Needman back to provide a presentation on the Texas A&M University - Corpus Christi internship program; discussion and possible action on the report from Item 10, revisiting the strategic plan and to have a joint discussion with the City Council about how to proceed in the future; presentation on the 150' ship/reef project from Texas Parks and Wildlife or SEA with possible action; and provide the FEMA maps for the rest of the City. President Tamez designated Mr. Guerra and Ms. Opel to work on the workshop to formulate a recommendation on the strategic plan.

K. ADJOURNMENT

The meeting adjourned at 5:21 p.m.