



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Corpus Christi Business and Job Development Corporation

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Monday, November 16, 2015

5:00 PM

City Council Chambers

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**A. President Dr. Bryan Gulley to call the meeting to order.**

President Gulley called the meeting to order at 5:04 p.m.

**B. Call Roll**

President Gulley verified that a quorum of the Board was present to conduct the meeting.

(Note: Mr. Guerra arrived at 5:07 p.m.)

**Present:** 4 - President R. Bryan Gulley, Vice-President Debbie Lindsey-Opel, Secretary Gabriel Guerra and Bart Braselton

**C. MINUTES**

**1. Approval of Regular Meeting of October 19, 2015.**

President Gulley called for approval of the minutes. A motion was made by Ms. Opel, seconded by Mr. Braselton and passed unanimously (Guerra - absent).

**D. FINANCIAL REPORT**

**2. Financial Report as of September 30, 2015.**

President Gulley referred to Item 2. Director of Financial Services Constance Sanchez presented the sales tax report; cash flow statements; the commitment reports; the pro forma for the economic development fund; and the since inception reports for the arena, seawall, and economic development funds. In response to a board member, Ms. Sanchez said the affordable housing revenue received from prior years will be reflected in the October report.

**E. CLOSED SESSION ITEMS: (ITEM 3)**

President Gulley referred to the day's executive session. The Board went into executive session.

**3. Closed session pursuant to Section 551.087 of the Texas Government Code to discuss confidential commercial or financial information pertaining to two businesses 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 prospects, with no action in open session.

The E-Session Item were discussed in executive session.

**F. AGENDA ITEMS: (ITEM 4)**

**4. Arena Marketing/Co Promotion Fund Request - CC Force Volleyball Club/Lone Star Championship Series**

Motion approving \$25,000 Arena Marketing Co-Promotion Fund Request for CC Force Volleyball Club/Lone Star Championship Series on February 20 & 21, 2016

President Gulley referred to Item 4. Donna Cannatella, SMG/American Bank Center, stated that the purpose of this item is to approve a request for \$25,000 from the Arena Marketing/Co-Promotion Fund to offset arena rental fees as an incentive to secure the CC Force Volleyball Club/Lone Star Championship Series. Ms. Cannatella provided information on the estimated number of attendees, room demand and economic impact.

Mr. Braselton made a motion to approve Item 4, seconded by Ms. Opel and passed unanimously.

**G. PRESENTATION ITEMS: (ITEMS 5-6)**

**5. Engineering Services Update - November 2015**

President Gulley referred to Item 5. Director of Engineering Services Jeff Edmonds presented the engineering services monthly project update for the Salt Flats Levee Project/FEMA Mapping, the Barge Dock, and McGee Beach Renourishment and Breakwater Safety Improvements. Board members spoke regarding the following topics: release of the FEMA mapping; FEMA holding-off judgement for the downtown area; the barge dock improvements to date; the estimated cost for the barge dock project; the size of the barge dock area; the elevated walkway on McGee Beach and other amenities; completion of the Miradores project; and continued maintenance of the Miradores, with consideration for Type A participation with other entities to fund maintenance.

**6. Engineering Services Discussion - Seawall Capital Improvement Program**

President Gulley referred to Item 6. Director of Engineering Services Jeff Edmonds stated that the purpose of this item is to discuss the Seawall Capital Improvement Program. Mr. Edmonds provided an overview of the seawall fund expenditures to date and the remaining balances for each project. Deputy City Manager Margie Rose said that during the budget process, the Board clearly stated that they did not want to fund any projects in FY2016. There is currently \$16.2 million in the City's CIP fund. Deputy City Manager Rose presented two (2) options to transfer the funds from the CIP fund to the Seawall Fund: Option

1 - require the Board to pass a resolution to transfer the funds back to the seawall fund and present to the City Council for approval; Option 2 - allow the funds to remain in the CIP and move the funds during the FY2017 budget process. Ms. Rose stated that staff is recommending Option 2. A brief discussion ensued regarding both options, and there was a general consensus of the Board to support Option 2.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Gulley deviated from the agenda referred to Identifying Future Agenda Items. The following item was identified: an update on affordable housing.

**H. EXECUTIVE DIRECTOR COMMENTS:**

Deputy City Manager Rose stated that the next meeting is scheduled for December 14, 2015.

**I. PUBLIC COMMENT**

None.

**K. ADJOURNMENT**

The meeting was adjourned at 6:28 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.*