



Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
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Meeting Minutes

Corpus Christi Business and Job Development Corporation

Monday, February 15, 2016

4:00 PM

City Council Chambers

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

President Gulley called the meeting to order at 4:02 p.m.

B. Call Roll

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

(Note: Mr. Braselton arrived at 4:03 p.m.)

C. MINUTES

1. Approval of the Minutes of the January 18, 2016 Meeting.

Attachments: [Type A Minutes - January 18 2016](#)

President Gulley referred to approval of the minutes. Mr. Guerra made a motion to approve the minutes, seconded by Mr. Maldonado and passed unanimously (Braselton and Opel -Absent).

D. FINANCIAL REPORT

2. Financial Report as of December 31, 2015.

Attachments: [4A Comp Sales Tax 2016](#)
[Cash Flow December 2015](#)
[4A Contracts and Commitments December 2015](#)
[4A Pro-Forma as of December 2015](#)
[Fund 1140 December 2015 Expenses](#)
[4A Corp analysis from inception to 12.31.2015-First Qtr 2016](#)

President Gulley referred to Item 2. Director of Financial Services Constance Sanchez presented the sales tax report; cash flow statements; the commitment reports; and the pro forma for the economic development fund. Ms. Sanchez explained that during a review process, staff determined that two (2) Habitat for Humanity homes were paid for in 2015 out of the Homebuyer Assistant Program, \$25,000 for a home located at 329 W. Saxet and \$20,000 for the home located at 2822 Soledad. Ms. Sanchez requested approval to amend the since inception report to move \$45,000 from the Homebuyer Assistance Program to Habitat for Humanity.

A consensus of the board agreed to the amendment.

Board members spoke regarding the following topics: a credit in the amount of \$14,999.90 for an early payoff on an affordable housing loan for 5402 Rogerio Street; the amount of interest earned; and the debt payments.

E. CLOSED SESSION ITEMS: (NONE)

F. AGENDA ITEMS: (ITEMS 3-4)

3. Board Request - Mirador Maintenance

Discussion with possible action regarding maintenance funding up to \$26,000 for the Miradors for fiscal year 2016.

President Gulley referred to Item 3. President Gulley provided a brief overview of the meetings held with stakeholders from the Parks and Recreation Department, Corpus Christi Downtown Management District, Corpus Christi Convention and Visitors Bureau and board members Gulley and Braselton to determine a mechanism for funding the maintenance of the Miradors. It was determined that the Parks and Recreation Department could maintain the Miradors for approximately \$50,000 annually. The Parks and Recreation Department will present this allocation to the City Council during the budget discussions. The estimated maintenance cost through the end of the 2016 fiscal year is approximately \$26,000. President Gulley requested consideration by the Board to recommend offering a match of \$13,000 to fund the Miradors for fiscal year 2016 if the City of Corpus Christi is willing to match the remaining \$13,000.

Board members discussed the following topics: other funding options for consideration; sponsorship of the Miradors for approximately \$6,000 per Mirador, \$10,000 for the Selena Mirador per year; the funding for the Miradors in the past; increasing the police patrol in the area; funding the maintenance for the short term; adding the maintenance of the Miradors as a future agenda item for discussion; and funding as an one-time expenditure.

Mr. Guerra made a motion to provide \$13,000 to the City of Corpus Christi for the maintenance of the Miradors for the next six (6) months, with the understanding that the City of Corpus Christi will match those funds; and appropriating \$13,000 from the Unreserved Fund Balance of the Seawall Fund 1120 and amending the FY2016 budget for the Fund 1120 Seawall Fund. seconded by Mr. Braselton and passed unanimously.

4. Arena Fund Request - Security Program

Motion appropriating \$176,500 from the Unreserved Fund Balance of Fund 1130 Arena Facility Fund; authorizing the transfer of these funds to the City of Corpus Christi's Fund 4710 Visitor Facilities Fund to fund the purchase of security equipment at the American Bank Center; and amending the FY16 budget for Fund 1130 Arena Facility Fund by increasing expenditures by \$176,500.

Attachments: [Agenda Memo - SMG Request for Funding.docx](#)
 [Presentation- SMG Request for Funding.pptx](#)

President Gulley referred to Item 4. Jim Salamenta, General Manager of the American Bank Center, stated that the purpose of this item is to request funding for new security equipment for the Arena. This request is in response to the increasing number of violent activities in and around stadiums and arenas. There are several major concert promoters and users of the arena that are requiring additional security measures. SMG completed a security/threat assessment of the facility and also conducted a mock active shooter drill at the American Bank Center. Darryl Meadows, Head of Security for SMG, provided an overview of the items requested: 10 metal detectors; clear bags; fence and actuated perimeter gate; and exterior security cameras and lighting.

Board members spoke regarding the following topics: the design for the security gate and fence; use of the clear bags; the upgrades being a new norm for the industry; whether the requested items meet standards; vulnerability in area of the fence and gate; and whether the arena currently has metal detectors.

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

G. PRESENTATION ITEMS: (ITEMS 5-9)

5. Affordable Housing Presentation - Andy Taubman Proposal

Attachments: [Agenda Memo - Andy Taubman](#)
 [Type A Proposal - Taubman](#)

President Gulley referred to Item 5. Interim Director of Housing and Community Development Rudy Bentancourt stated that this item is a presentation from Andy Taubman. Mr. Taubman said the purpose of his presentation is to provide an alternative plan for affordable housing that will house the poor, revitalize neighborhoods, and unleash infill development. Mr. Taubman presented information on the current situation of the real estate market and the reasons that affordable housing is not economic to build on infill lots. Mr. Taubman presented a development plan to develop three affordable cottage houses at 2034 Mary Street, 2516 Lynch Street and 1221 Central Street. The properties on Lynch Street and Central street are owned and would be financed by Mr. Taubman. Mr. Taubman would build these two properties as demonstration homes before the City has to commit to Mary Street. Mr. Taubman provided information on the following: the costs to build a traditional site built home; photos of the Mary Street neighborhood; site plans and budget for a 2 bedroom, 2 bath home and 3 bedroom, 2 bathroom under this affordable housing approach; the reason costs would be lower; quality of life considerations; safety issues for affordable cottage housing; aesthetic issues for affordable cottage housing; how the City can control distribution of affordable cottage housing with map overlays; good public policy results; a timeline for the proposed plan; code regulations; language from the City's 1987

Comprehensive Plan; and the effects of not addressing affordable housing problems in infill neighborhoods.

Board members spoke regarding the following topics: whether the demonstration models would fit on these lots; the type of permanent financing options that would be available for manufactured housing; creating affordable housing that has an opportunity for homeownership; communities creating a "community land trust"; insuring this type of housing is sustainable over time; zoning for manufactured homes; windstorm certification; interest rate risks; creation of affordable "rental housing"; how manufactured homes would affect the valuation of neighborhoods; challenging the City to think outside-the-box; timeframe for construction; variances that would have to be levied; the creation of Public Improvement District "PUD"; the City's Infill Housing Incentive Program (IHIP); building standards; floorplans and how to move this program forward.

6. Communication Initiative Update

Attachments: [Agenda Memo - Update Communication Initiatives 2.15.16](#)

President Gulley referred to Item 6. Director of Communications Kim Womack stated that the purpose of this item is to provide an update on the communication initiatives and recommendations for the future. Ms. Womack provided a brief overview regarding the progress of the following initiatives: the website build; printing of stationary, letterhead and business cards; production of videos; banner stands; flyers; employee and city-wide newsletters; two (2) news releases; Movies In the Park signage; videos played before and during the IceRays games; negotiations with the Corpus Christi Hooks for a utility bill insert; and working to televise the Type A meeting. The only outstanding initiative is the opinion editorial from a board member. Ms. Womack said if there is an election, the City can only provide informational material.

Board members spoke regarding the following topics: next steps; contact from other entities interested in promoting the Type A Fund; a link on the website of the Del Mar video; and linking the Type A website to organizations that have received funding;

7. Engineering Services Update - February 2016

Attachments: [Feb 2016 - Monthly Project Report Type A Board](#)
 [Final Report Seawall 4A Board Projects-Project 8](#)

President Gulley referred to Item 7. Director of Engineering Services Jeff Edmonds presented the monthly engineering services project update for the Salt Flats Levee Project/FEMA; McGee Beach Renourishment Project; McGee Beach Breakwater Project; and the Miradores Project.

Board members spoke regarding the following topics: funding for the 2009 McGee Beach Breakwater project; the scope of the breakwater walkway; the study regarding dredging; options for beach renourishment; the remaining punchlist items that need to be addressed at the Miradores; removal of the water fountains from the Miradores; the signs in the center of each Mirador; base flood elevation for downtown and the impact to future development; the

elevation for Chaparral Street; the range of elevation for the Salt Flats Levee; and the requirements for flood insurance.

8. Affordable Housing Update - January 2016 Activity

Attachments: [Agenda Memo - Affordable Housing Update](#)
[HCD Monthly Activity Report January 2016](#)

President Gulley referred to Item 8. Interim Director of Housing and Community Development Rudy Bentancourt presented the monthly activity report for affordable housing.

Board members spoke regarding the following topics: funding for the Type A Pilot Program; the number of homes expected to be paid off; the reprogrammed funds from Nueces County Community Action Agency; and the \$10,000 downpayments funded through the homebuyer assistance program.

9. Affordable Housing Presentation - City's Infill Housing Incentive Program (IHIP)

Attachments: [Agenda Memo - IHIP](#)
[IHIP Program Guidelines](#)
[IHIP Program](#)

President Gulley referred to Item 9. Interim Director of Housing and Community Development Rudy Bentancourt stated that the purpose of this item is to provide an overview of the City's Infill Housing Incentive Program. Mr. Bentancourt presented the following information: the purpose of the program; the benefits of the program; program guidelines; and program incentives.

Board members spoke regarding the following topics: approval of the ordinance by the City Council; whether the Type A board reviewed this program; a mechanism in place for identifying lots; the timeframe to build the homes; the Type A Pilot Program running parallel with Infill Housing Incentive Program; the marketing plan to bring awareness to potential buyers or developments on the available lots; whether there is a requirement that the homes must be pre-sold; and how to get variances on lot set-backs.

8. Affordable Housing Update - January 2016 Activity

Attachments: [Agenda Memo - Affordable Housing Update](#)
[HCD Monthly Activity Report January 2016](#)

President Gulley returned to the discussion on Item 8, Affordable Housing update. Board members asked questions regarding the following: the Type A Pilot Program requirement that the home be sold prior to construction; the process for amending the Type A Pilot Program guidelines; restrictions; and the changes that were made to the Type A Pilot Program from the original guidelines presented to the Type A Board. Deputy City Manager Margie Rose explained that the Type A Pilot Program Guidelines were inadvertently left off this agenda for review and staff will bring back this item for discussion. The Board was provided a hard copy of the guideline variances.

H. EXECUTIVE DIRECTOR COMMENTS:

None.

J. IDENTIFY FUTURE AGENDA ITEMS

The following items were identified as future agenda items: Type A Pilot Program guidelines; a FEMA presentation; and any information on how the FEMA options could affect downtown development.

I. PUBLIC COMMENT

President Gulley called for comments from the public. Judy Telge stated that she is involved with affordable housing through Accessible Housing Resources Inc. and the Bay Area Smart Growth Initiative and expressed appreciation that the City is addressing affordable housing, rental housing, and housing for the extremely low income. Ms. Telge informed the Board that an Affordable Housing Summit will be held in April and information will be provided in the near future.

K. ADJOURNMENT

The meeting was adjourned at 6:47 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.*