



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
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## Meeting Minutes

### Corpus Christi Business and Job Development Corporation

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Monday, February 20, 2017

4:00 PM

City Council Chambers

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

President Gulley called the meeting to order at 4:05 p.m.

**B. Call Roll**

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

(Note: Mr. Braselton arrived at 4:09 p.m.)

**C. MINUTES**

**1. Approval of Minutes of the January 16, 2017 Meeting.**

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

**D. FINANCIAL REPORT**

**2. Financial Report as of December 31, 2016.**

President Gulley referred to Item 2. Assistant Director of Finance Alma Casas presented the sales tax report; cash flow statements; the commitment reports; the pro forma for the economic development fund; and since inception reports.

A board member asked questions regarding the transfer from CIP in the Seawall Improvement Fund.

**E. CLOSED SESSION ITEMS: (NONE)**

**F. AGENDA ITEMS: (ITEMS 3, 4 and 6)**

**3. April 2017 Type A Board Meeting**

Motion to move April Type A Board Meeting to April 10, 2017.

President Gulley referred to item 3. Executive Director Constance Sanchez stated that the purpose of this item is to request moving the April Type A Board meeting to April 10, 2017.

Mr. Trujillo made a motion to approve Item 3, seconded by Mr. Maldonado and passed unanimously.

**4. Arena Marketing/Co-Promotion Fund Request - American Spirit Championship**

Motion authorizing the expenditure of \$10,000 from American Bank Center Arena Marketing Co-Promotion Fund for American Spirit Championship competition on March 25, 2017.

President Gulley referred to Item 4. Eric Jaramillo, General Manager of SMG/American Bank Center, invited the board members to attend a press conference related to the Buc Days Concert Series on Tuesday, February 21, 2017 located in the Exhibit Hall at 5:00 p.m.

Donna Cannatella, SMG, stated that the purpose of this item is to request a total of \$10,000 from the Arena Marketing Co-Promotion Fund to offset the rental cost of the arena for the American Spirit Championship. Ms. Cannatella presented information on the estimated overnight attendees and estimated economic impact.

Board members spoke regarding the following topics: the comparison of estimated versus actual number of attendees at previous cheer events; and the disclaimer listed on the event impact summary.

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

**6. Economic Development - Tour Dates for TAMUCC Laboratories**

Possible dates for touring the Texas A&M University - Corpus Christi laboratories.

President Gulley deviated from the agenda and referred to Item 6. Mike Culbertson, Corpus Christi Regional Economic Development Corporation, provided the following dates for touring the Texas A&M University - Corpus Christi laboratories: Friday, March 10, 2017, with time slots from 10:00 a.m. to 11:00 a.m., 1:00 p.m. to 3:00 p.m. or 3:00 p.m. to 5:00 p.m.; and Friday, March 24, 2017, with time slots from 8:30 a.m. to 10:30 p.m., 10:00 a.m. to 12:00 p.m. or 3:00 p.m. to 5:00 p.m.

Mr. Braselton and Mr. Trujillo expressed interest in attending on March 24, 2017 from 10:00 a.m. to 12:00 p.m.; President Gulley expressed interest in attending on March 24, 2017 from 3:00 p.m. to 5:00 p.m.; and Mr. Maldonado expressed interest in attending on March 10, 2017 from 9:00 a.m. to 11:00 a.m.

**G. PRESENTATION ITEMS: (ITEM 7)**

**7. Engineering Services Update - February 2017**

President Gulley deviated from the agenda and referred to Item 7. Director of Engineering Services Jeff Edmonds presented the Engineering Services Monthly Project updates for the Salt Flats Levee Project/FEMA Mapping; McGee Beach Renourishment; Barge Dock; McGee Beach Breakwater Safety Improvements; and the Seawall and Flood Protection System Maintenance

**Budget.**

Board members and staff discussed the following topics: the cost associated with the Salt Flats preliminary design and the Museum Floodwall design; recurring seawall maintenance; Salt Flat Levee Improvements; the benefits of the FEMA certification; flood insurance rate map; flood insurance for downtown property owners; the Salt Flats vulnerabilities assessment; protection for Zone X exclusion zone; inclusion of the 15-year seawall and flood protection system maintenance budget in the packet for each month's meeting; the scope of work for the Kinney & Power Streets Pumping Station Improvements; the Hughes Pump Station; increasing capacity at the existing pump station; the McGee Beach Renourishment/Boat Basin Dredging project; the elevated walkway on the marina breakwater at McGee Beach; the plan to connect the jetty to the seawall; the structural elements of the walkway; estimated cost for breakwater project; mobilization/demobilization cost for dredging; permitting from the Corps of Engineers; funding and design of the McGee Beach Breakwater project as part of Bayshore Park; design of the Museum Science and History Flood Wall; ownership of the promenade and potential uses for the additional land area with the Museum Science and History Flood Wall project.

**F. AGENDA ITEMS: (ITEMS 3-6)**

**5. Seawall Fund - Bayshore Parking Lot**

Approving parking lot project in an amount not to exceed \$750,000; appropriating \$750,000 from the unreserved fund balance of the No. 1120 Seawall Improvement Fund; and changing the FY 17 operating budget to increase expenditures by \$750,000.

President Gulley referred to Item 5. Interim Director of Parks and Recreation Stacie Talbert Anaya stated that the purpose of this item is to consider the use of Type A funds to fund the Bayshore Park Parking Lot improvements. Johnny Philipello with the Buc Commission made a presentation to the Type A Board at the January 2017 meeting requesting the board to consider funding improvements to the parking lot in order to enhance continuity with the seawall. Ms. Anaya stated that Fulton Construction has provided an estimated cost of \$750,000. Staff is also working with the Engineering Services Department to identify an alternative contractor through an existing IDIQ contract to ensure the most cost efficient process to execute the project. Ms. Anaya stated that this project is an allowable expense for the seawall fund.

Board members and staff discussed the following topics: use of other contractors through the IDIQ contract; a detailed scope of work from Fulton Construction; the project being an allowable use of seawall funds; the November 2000 ballot language; changes to Shoreline Boulevard; whether Bayshore Park is considered part of the seawall; the parking lot dimensions; safety issues and lighting in the parking lot; whether overlay is a viable option; matching funds for the project; the timeline for the project; and an updated scope for Bayshore Park.

Mr. Braselton made a motion to approve Item 5 in the amount of \$375,000. The motion failed for lack of second.

Mr. Trujillo made a motion to approve Item 5 in the amount of \$450,000, seconded by Mr. Maldonado. This Motion failed with the following vote: Trujillo and Maldonado voting "Aye"; Braselton and Gulley voting "No"; Guerra absent.

Mr. Trujillo made a motion to table Item 5 until the next meeting, seconded by Mr. Braselton and passed unanimously.

**G. PRESENTATION ITEMS: (ITEM 8)**

**8. Seawall Fund - Seawall and Mirador Maintenance Update**

President Gulley referred to Item 8. Interim Director of Parks and Recreation Stacie Talbert Anaya stated that the purpose of this item is to provide an update on the Seawall and Mirador Maintenance. Ms. Anaya presented the following information: the enhanced inspections and reactive maintenance; the larger scale preventive maintenance tasks; the suggested seawall preventive maintenance plan; and use of seawall capital repair funds identified in the Capital Improvement Programs budget.

Board members and staff spoke regarding the following topics: the funding from the General Fund for addressing immediate maintenance; the funding from the CIP for the seawall preventive maintenance; clarification on the distinction between basic routine maintenance and large-scale projects; examples of the seawall preventative maintenance tasks; and bringing back this item for action.

**H. EXECUTIVE DIRECTOR COMMENTS:**

None.

**I. PUBLIC COMMENT**

None.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Gulley referred to Identifying Future Agenda Items. The following items were identified: the Bayshore Parking Lot; a presentation on Bayshore Park and Shoreline Realignment; clarification on the engineering report to include each project budget, the amount spent, the date committed and including the 15-year plan; an action item on the seawall maintenance; detailed information on the Museum Flood wall related to the created land.

**K. ADJOURNMENT**

The meeting was adjourned at 6:23 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.*