



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes

### Corpus Christi B Corporation

---

Monday, September 17, 2018

3:30 PM

Council Chambers

---

**A. President Scott Harris to call the meeting to order.**

President Scott Harris called the meeting to order at 3:30 p.m.

**B. Call Roll and Excuse Absences**

City Secretary Rebecca L. Huerta called the roll and verified that a quorum of the Board was present to conduct the meeting.

\*Board Member Lee Trujillo arrived at 3:32 p.m.

No action was taken to excuse absences.

**Present** 8 - President Scott Harris, Board Member Gabriel Guerra, Vice-President Randy Maldonado, Board Member Leah Pagan Olivarri, Board Member Robert Tamez, Board Member Lee Trujillo, Board Member John Valls, and Council Liaison Michael Hunter

**C. MINUTES**

**1. Approval of Minutes of the August 20, 2018 Regular Meeting**

President Harris referred to the approval of the minutes. Board Member Tamez made a motion to approve the minutes, seconded by Board Member Maldonado and passed unanimously (Board Member Trujillo - absent).

**D. FINANCIAL REPORT**

**2. Type B Financial Reports as of July 31, 2018**

President Harris referred to Item 2. Alma Casas, Assistant Director of Financial Services presented the financial reports as of July 31, 2018. There were no questions from the board.

**E. CLOSED SESSION ITEMS:**

**3. Executive Session pursuant to Texas Government Code § 551.071 and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to economic development agreement(s) involving LaVista Pointe, LP, and/or other entities desiring to engage in commercial development in the vicinity of**

West Causeway Boulevard and Kings Point Harbor Drive; and **pursuant to Texas Government Code § 551.087** to discuss or deliberate regarding commercial or financial information relating to some or all of the aforementioned matter(s) or entities 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/or financial or other incentives involving said business prospect with possible action to follow in open session.

The Board went into Executive session at 3:33 p.m. The Board returned at 3:57 p.m. No action was taken.

**F. AGENDA ITEMS: (None)**

**G. PUBLIC HEARING:**

**5. Public Hearing Regarding LaVista Pointe**

Motion authorizing a business incentive agreement with LaVista Pointe, L.P. in the amount of \$625,000 for the development of an apartment complex with a lighthouse feature at 4933 W Causeway Blvd.

President Harris deviated from the agenda and referred to Item 5. Iain Vasey, Corpus Christi Regional Economic Development Corporation, stated the purpose of the item was to authorize a business incentive agreement with LaVista Pointe for the development of an apartment complex with a lighthouse feature. President Harris opened the public hearing. Jeff Rollins, Chief Operating Officer of Blackard Investments, thanked the Board for their consideration, and noted Mr. Blackard regretfully could not make today's meeting. Lynn Frazier also thanked the board for their consideration, and reported on his improvement projects in the North Beach area. President Harris closed the public hearing.

Mr. Vasey and the Board discussed the following issues: the project qualifies as a Texas Enterprise Zone because of unemployment and poverty levels in the area; the public components of the project; when the funds would be available to the developer; and the increased tax revenue that this project will bring to the City.

Board Member Valls made a motion to approve, seconded by Board Member Tamez and passed unanimously.

**4. Public Hearing on Use of Type B Arterial and Collector Funds for Three Streets**

Resolution Authorizing the City's Engineering Department to Proceed with the Use of Type B Arterial and Collector Funds for Three Street Projects.

President Harris referred to Item 4. Arlene Medrano, Business Liaison, presented on a resolution authorizing the use of Type B arterial and collector funds for three streets. President Harris opened the public hearing. Wendy Herman, Executive Officer of the Coastal Bend Home Builders Association,

spoke in support of the resolution. President Harris closed the public hearing. Ms. Medrano and the Board discussed the following: the difference between what was approved in June and today's proposed action; the process for bringing the projects before the board; the Council's decision to use Type B funds for the three streets without seeking the Board's input; and the requirement that the board approve the street projects.

Ms. Alcorn-Reed asked that the resolution be amended to correct a typo in one of the headings, which referred to the Type A board rather than the Type B board. Board Member Valls made a motion amending the motion to make the correction, seconded by Board Member Trujillo and passed unanimously.

Board Member Valls made a motion to approve the motion as amended, seconded by Board Member Olivarri and passed unanimously.

**H. PRESENTATION ITEMS:**

**6. Type B Economic Development Guidelines**

President Harris referred to Item 6. Aimee Alcorn-Reed, Assistant City Attorney said the item was placed on the agenda in case the board wished to discuss the workshop meeting held earlier today.

Board Member Trujillo made a motion to table the item, seconded by Board Member Tamez and passed unanimously.

**I. EXECUTIVE DIRECTOR COMMENTS:**

President Harris referred to the Executive Director Comments. Constance Sanchez, Executive Director, had no comments.

**J. PUBLIC COMMENT**

President Harris referred to Public Comment. Garret Dorsey, 14878 Grenada Dr., spoke regarding expediting affordable land program to accommodate housing of affordability and the growth of new jobs.

**K. IDENTIFY FUTURE AGENDA ITEMS**

President Harris referred to the future agenda items. Constance Sanchez, Executive Director, presented the following items for the future agenda: workshop in October with the EDC and Council; bringing the guidelines forward to the Board for discussion in October.

**L. ADJOURNMENT**

The meeting was adjourned at 4:28 p.m.