



# City of 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 12, 2018

4:30 PM

City Council Chambers

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

President Scott Harris called the meeting to order at 4:32 p.m.

**B. Call Roll and Excuse Absences**

President Harris referred to Item B.

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

**Present:** 7 - President Scott Harris, Board Member Gabriel Guerra, Vice-President Randy Maldonado, Board Member Leah Pagan Olivarri, Board Member Robert Tamez, Board Member Lee Trujillo and Director John Valls

Board Member Valls made a motion to excuse Board Member Trujillo's absence from the October 15, 2018 meeting, seconded by Board Member Guerra, and passed unanimously.

**C. MINUTES**

**1. Approval of Minutes of the October 15, 2018 Regular Meeting**

President Harris referred to item 1.

Board Member Valls made a motion to approve the minutes of the October 15, 2018 meeting, seconded by Board Member Tamez, and passed unanimously.

**D. FINANCIAL REPORT**

**2. Type A Financial Reports as of September 30, 2018**

President Harris referred to Item 2.

Assistant Director of Financial Services Alma Casas presented the financial report as of September 30, 2018.

Board members and Ms. Casas discussed the following topics: trends in revenue collection; Seawall Fund revenues collected versus budgeted; the transition of collecting Type A to Type B sales tax revenue; cash balances;

Type A's actual commitments; monies not spent rolling over to the next fiscal year; the current fund balance; monies for affordable housing; and pro formas.

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

**F. AGENDA ITEMS:**

**3. Discussion and Possible Action Related to Sam Kane Beef Processors, LLC Receivership**

President Harris referred to Item 3.

Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said that the purpose of this item is to present Sam Kane Beef Processors, LLC's (Kane Beef) request to extend the deadline for re-payment of \$175,000 under its agreement with the Corpus Christi Business and Job Development Corporation (Type A) until February 12, 2019.

Board Member Valls made a motion to support Same Kane Beef Processors, LLC (Kane Beef) in its effort to continue operating during the pendency of its receivership by extending the deadline for re-payment of \$175,000 under Type A's agreement with Kane Beef until February 12, 2019, seconded by Board Member Tamez, and passed unanimously.

**G. PRESENTATION ITEMS:**

**4. Affordable Housing Program - Homebuyer Assistance Program**

President Harris referred to Item 4.

Director of Housing and Community Development Rudy Bentancourt presented information on the following topics relating to the Type A Affordable Housing Homebuyer Assistance Program: purpose; general program description; housing standards; homebuyer eligibility; lender and title company requirements; and income limits.

Board Members and Mr. Bentancourt discussed the following topics: the maximum purchase price of a home and how it is calculated; that the program is not just for first-time homebuyers; monies allocated to the program; and the maximum income limit and the consequences of exceeding that limit.

**5. Economic Development Update - July to September 2018**

President Harris referred to Item 5.

Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation (CCREDC) Mike Culbertson presented the CCREDC's Major Business Incentives Quarterly Report for July through September 2018.

There were no comments from board members.

**6. Engineering Services Monthly Update - November 2018**

President Harris referred to Item 6.

Director of Engineering Services Jeff Edmonds presented the Engineering Services Monthly Update for November 2018.

Mr. Edmonds and board members discussed the following topics: an upcoming workshop; the Seawall and the City's Capital Improvement Projects lists; the status of South Oso Parkway, Holly, Everhart and Slough Road projects and which are bond versus Type A projects; improvements to the downtown levee; rehabilitation of the two downtown water features; focusing on Seawall projects; that the Seawall boundary includes parts of the City's Marina that were built with the Seawall; if the T- and L-Heads are part of the Seawall; and a request from a board member that Type A board members be provided a map reflecting the Seawall's boundaries.

**7. Landbanking**

President Harris referred to Item 7.

Business Liaison Arlene Medrano presented information on the following topics relating to community land banking: illustrations of land trust and land bank models; a comparison of land banking versus land trusting; and major responsibilities of a land bank versus a land trust program manager position.

Board members and Ms. Medrano discussed the following topics: scheduling a workshop to discuss this topic; how a West Oso project relates to this program; a request from a board member that the Powerpoint presentation that was presented today be e-mailed to board members; how other cities address land banking versus land trusting; the amount of work necessary to justify a program manager position; and having a workshop on this topic, as well as Engineering Services Department projects, after January 1, 2019.

**H. EXECUTIVE DIRECTOR COMMENTS:**

President Harris referred to Executive Director Comments.

Executive Director Constance Sanchez discussed the following items: Type A items on the November 13, 2018 City Council agenda; and presenting to the Corpus Christi Business and Job Development Corporation (Type A), on December 10, 2018, contracts relating to Type A-approved grants for Del Mar College and the Small Business and Contractor Resource Center.

**I. PUBLIC COMMENT**

President Harris referred to Public Comment.

There were no comments from the public.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Harris referred to Identify Future Agenda Items.

Board members and Executive Director Constance Sanchez discussed scheduling a workshop to have a comprehensive update on Engineering Services projects and another for landbanking / landtrusting in February 2018; the Type A's 2019 meeting calendar; quarterly Arena report; Seawall; the contract for the Sea District water features; and a needs assessment for the naval base and Corpus Christi Army Depot that will serve to update Type A.

**K. ADJOURNMENT**

The meeting was adjourned at 5:53 p.m.