



# 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, October 28, 2019

4:00 PM

City Council Chambers

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Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (at 361-826-3105) at least 48 hours in advance so that appropriate arrangements can be made.

The mission of the Business & Job Development (Type A) and B Corporations is to promote and enhance the City of Corpus Christi's economic base by supporting projects and programs that create primary jobs, improve small business and affordable housing opportunities, and improve infrastructure in our City.

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

President Scott Harris called the meeting to order at 4:00 p.m.

**B. Call Roll and Excuse Absences:**

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

**Present:** 6 - President Scott Harris, Board Member Leah Pagan Olivarri, Board Member Diana Summers, Secretary Lee Trujillo, Board Member John Valls and Board Member Alan Wilson

**Absent:** 1 - Vice-President Robert Tamez

**C. PUBLIC COMMENT**

President Harris referred to Public Comment. There were no comments from the public.

**PLEASE BE ADVISED THAT THE OPEN MEETINGS ACT PROHIBITS THE CORPORATION FROM RESPONDING AND DISCUSSING YOUR COMMENTS AT LENGTH. THE LAW ONLY AUTHORIZES THEM TO DO THE FOLLOWING:**

**1. MAKE A STATEMENT OF FACTUAL INFORMATION.**

**2. RECITE AN EXISTING POLICY IN RESPONSE TO THE INQUIRY.**

**3. ADVISE THE CITIZEN THAT THIS SUBJECT WILL BE PLACED ON AND AGENDA AT A LATER DATE.**

1. Election of Officers

President Harris referred to item 1. Ms. Olivarri made a motion to table the election of officers until next month's meeting, seconded by Mr. Trujillo, and passed unanimously.

Ms. Olivarri made a motion to have Mr. Harris preside over the October 28, 2019 meeting, seconded by Mr. Valls, and passed unanimously.

D. MINUTES

2. Approval of Minutes of the September 16, 2019 Regular Meeting

President Harris referred to item 2. Mr. Valls made a motion to approve the minutes of the September 16, 2019 meeting, seconded by Mr. Trujillo, and passed unanimously.

E. FINANCIAL REPORT

3. Type A Financial Reports as of August 31, 2019

President Harris referred to Item 3. Alma Casas, Assistant Director of Financial Services, presented the financial reports as of August 31, 2019. There were no questions from the Board.

F. CLOSED SESSION ITEMS: (None)

G. AGENDA ITEMS:

8. Motion to approve a redevelopment letter for the 1914 Nueces County Courthouse regarding a potential incentive of up to \$3,000,000 for a qualified development of infrastructure improvements and rehabilitation of the historic structure.

President Harris deviated from the agenda and referred to Item 8. Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of the item is to authorize a grant incentive of up to \$3 million for infrastructure improvements to rehabilitate the 1914 Nueces County Courthouse.

Nueces County Judge Barbara Canales discussed why the County is coming to the Board now rather than when they have a developer in hand; and said she would provide the feasibility study to the Board.

Mr. Valls made a motion to approve a redevelopment letter for the 1914 Nueces County Courthouse, seconded by Mr. Wilson, and passed unanimously.

4. Motion authorizing the expenditure of \$100,000 from American Bank Center Arena Marketing/Co-Promotion Fund to provide marketing

support of Texas A&M-University Corpus Christi Athletics for Fiscal Year 2020.

President Harris referred to Item 4. American Bank Center Assistant General Manager Lisa Manda presented on behalf of General Manager Matt Blasy. Ms. Manda requested an expenditure of \$100,000 from the American Bank Center Arena Marketing/Co-Promotion Funds to provide marketing support of Texas A&M University Corpus Christi Athletics for FY 2020.

Ms. Manda, Mr. Palumbo, City Manager Peter Zannoni and Board Members discussed the following topics: whether there is a student fee that allows students to attend all sporting events free of charge; size requirements for the facility to remain in the conference; average attendance; marketing target area; anticipated increase in attendance; where the funds will be used; will metrics be established; increasing the exposure to the community and increasing participation at the university; whether other groups can apply to be on the charitable list; Type A advertising at the games; and voucher options.

Mr. Wilson made a motion to approve the \$100,000 expenditure, seconded by Mr. Valls and passed unanimously.

5. Resolution approving funds for The Water's Edge Playground Fall Zone Restoration Project in an amount not to exceed \$350,000 with funding made available from the Seawall Fund

President Harris referred to Item 5. Assistant City Manager Keith Selman presented a Resolution approving the funds for the Water's Edge Playground Fall Zone Restoration Project in an amount not to exceed \$350,000 with funds made available from the Seawall Fund.

Board Members and Mr. Selman discussed the following topics: guarantees with the new design; whether community enrichment funds can be used for the project; and Type A boundaries.

Chief Financial Officer Constance Sanchez clarified that by approving this action, the Board is appropriating the money out of the Seawall unreserved account fund.

Mr. Valls made a motion to approve the Resolution, seconded by Mr. Wilson and passed unanimously.

6. Motion to de-obligate \$454,050.00 from Govind Development, LLC in the Major Business Incentives grants and return the funds to the Business and Job Development Fund 1140 for fiscal year 2019-2020.

President Harris referred to Item 6. Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson said the purpose of the item is to de-obligate \$454,050.00 from Govind Development, LLC in the Major Business Incentives grants and return the funds to the Business and Job Development Fund 1140 for Fiscal Year 2019-2020.

Mr. Trujillo asked if the \$453,950 paid to the company was earned, Mr. Culbertson stated it was earned.

Ms. Olivarri made a motion to de-obligate \$454,050.00, seconded by Mr. Valls and passed unanimously.

7. Motion authorizing Renewal No. 1 of the Small Business Incentive agreement with Del Mar College for a Contract Resource Center program in the amount of \$133,000 from January 1, 2020 through December 31, 2020.

President Harris referred to Item 7. Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson requested authorizing Renewal No.1 of the Small Business Incentive agreement with Del Mar College for a Contract Resource Center Program in the amount of \$133,000 from January 1, 2020 through December 31, 2020.

Ms. Olivarri requested that when presenting a renewal, staff provide metrics for the Board's consideration. Ms Leonora Keas Vice-President of Workforce Development and Strategic Initiatives for Del Mar College provided a metrics for the last contract period.

Mr. Valls made a motion to approve the \$133,000, seconded by Mr. Trujillo and passed unanimously.

#### **H. PRESENTATION ITEMS:**

9. Economic Development Update - July to September 2019

President Harris referred to Item 9. Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mike Culbertson presented the Economic Development update for July to September 2019.

There were no questions from the Board.

10. Engineering Services Department Monthly Update- October 2019

President Harris referred to Item 10. Director of Engineering Services Jeffrey Edmonds presented the Engineering Services monthly updates.

Board members and Mr. Edmonds discussed the following topics related to the Seawall: maintaining the seawall on a regular basis; does staff anticipate large expenditures in the future; and implementation of a maintenance plan.

11. Affordable Housing - Homebuyer Assistance Update

President Harris referred to item 11. Housing and Community Development Director Rudy Bentancourt presented the Affordable Housing Program updates. There were no questions from the Board.

12. Biannual Report of Status of Whataburger Field

President Harris referred to Item 12. The Bi-annual report was tabled for next month's meeting.

**I. EXECUTIVE DIRECTOR COMMENTS:**

President Harris referred to Executive Director comments: There were no comments.

**J. IDENTIFY FUTURE AGENDA ITEMS**

President Harris referred to future agenda items. Chief Financial Officer Constance Sanchez identified the following future items: present an agreement for the Homebuyers Assistance Program; the election of officers; Whataburger Field update; funding a facility assessment of the Art Museum; additional break water at McGee Beach; and the demolition of K Pier.

Mr. Harris ask if there are other ways the funds could be used for Affordable Housing. City Manager Peter Zaroni stated, the person he hired is not on board yet, but will be assisting with Affordable Housing; The areas they will focus on are: Prospera Village; Fish Pond Development; and whether Type A or B funding can be use to assist the Salvation Army.

Ms. Olivarri requested a copy of the Request for Proposal (RFP) for Affordable Housing Developer and Ms. Summers requested the site map for that RFP. Mr. Zaroni will provide that information to the Board.

**K. ADJOURNMENT**

There being no further business, President Harris adjourned the meeting at 5:27 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.*