



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Corpus Christi Business and Job Development Corporation

Monday, February 17, 2020

2:00 PM

City Council Chambers

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 2:00 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: 7 - President Scott Harris, Board Member Leah Pagan Olivarri, Secretary Diana Summers, Vice-President Robert Tamez, Board Member Lee Trujillo, Board Member John Valls and Board Member Alan Wilson

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.**

D. MINUTES

1. Approval of Minutes of the January 27, 2020 Type A Board Regular Meeting

President Harris referred to item 1. Mr. Wilson made a motion to approve the minutes as presented, seconded by Mr. Valls, and passed unanimously.

E. FINANCIAL REPORT

2. Type A Financial Reports as of December 31, 2019

President Harris referred to Item 2. Assistant Director of Financial Services Alma Casas presented the financial reports as of December 31, 2019.

Mr. Valls asked of the \$1.5 million, which projects are considered small business. Ms. Casas stated the businesses are listed on the Small Business Projects, Contracts and Commitments document in the financial packet.

F. CLOSED SESSION ITEMS: (None)

G. AGENDA ITEMS: (None)

H. PRESENTATION ITEMS:

3. Affordable Housing - Homebuyer Assistance Update

President Harris referred to Item 3. Housing and Community Development Director Rudy Bentancourt presented the Affordable Housing Program Quarterly Update.

Mr. Bentancourt presented the following topics: his department will request \$1,216.10 for reimbursement of staff time for 63 hours in administering the Type A Affordable Housing Program; 40 intakes (inquiring individuals) were received of which 6 applied for the program, 1 applicant received a commitment and 3 were funded for a total of \$30,000; received \$12,499.85 in homebuyers payoff which go back into the overall fund and will leave a remaining balance of \$181,149.58 available for the program.

Board Members, Mr. Bentancourt and Program Manager Norma Ramirez discussed the following topics: qualifications and commitments for the program; mortgage amount and payment the buyer could receive; the buyers obligations to the city; why the \$20,000 closing cost was reduced to \$10,000, which Mr. Bentancourt stated was at the direction of the board; the buyer is required to have a homestead exemption on the home; a lien is filed on the home and expires after five years; the condition of the homes; if the board could revisit the parameter of the closing cost amount; whether both options could be offered to the buyer: \$10,000 with 5 year commitment or \$20,000 with a 10 year commitment.

4. Mirador Maintenance Quarterly Update

President Harris referred to Item 4. Director of Parks and Recreation Jermel Stevenson presented the Mirador Maintenance Quarterly Report.

Mr. Stevenson presented the following topics: LED light strips at the Selena Mirador and the bottom light fixtures #3 and #4 were repaired; painting is performed annually, and power washing is performed quarterly or as needed for both.

Board members, Mr. Stevenson and Ms. Sanchez discussed the following topics: Mirador fountains are still not working; whether the board wants to continue with Mirador quarterly reports.

Mr. Trujillo made a motion of direction to schedule the Mirador Maintenance Report on an annual basis, seconded by Mr. Wilson, and passed unanimously.

5. Engineering Services Monthly Status Report - February 2020

President Harris referred to Item 5. Director of Engineering Services Jeffrey Edmonds presented the Engineering Services monthly updates.

Mr. Harris and Mr. Edmonds discussed the number of nomination forms that have been received for the Comprehensive Seawall CIP.

I. EXECUTIVE DIRECTOR COMMENTS:

President Harris referred to the Executive Director comments. City Manager Peter Zaroni stated there were no comments.

J. IDENTIFY FUTURE AGENDA ITEMS

President Harris referred to the Future Agenda Items. Chief Financial Officer Constance Sanchez identified the following future items: present the Seawall Capital quarterly report; baseball stadium semi-annual report; and the Affordable Housing Homebuyer Assistance presentation to increase the closing cost from \$10,000 to \$20,000.

Board members requested the following items for future agenda: Items with large dollar amount could have a second reading; and whether a hybrid program is an option (\$10,000 for 5 years or \$20,000 for 10 years homestead).

K. ADJOURNMENT

There being no further business, President Harris adjourned the meeting at 2:41 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.*