



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes

Corpus Christi B Corporation - Type B

Monday, July 19, 2021

1:30 PM

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 & Jobs 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 1:35 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

NOTE: Board Members Diana Summers and Lee Trujillo participated by video conference.

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

Absent 1 - Council Liaison Michael Hunter

C. PUBLIC COMMENT

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

D. MINUTES:

1. [21-0646](#) Approval of Minutes of the Type B Board May 17, 2021 Regular Meeting Minutes.

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

E. FINANCIAL REPORT:

2. [21-0853](#) Type B Financial Reports as of May 31, 2021

President Harris referred to Item 2. Director of Finance Heather Hurlbert presented the financial reports as of May 31, 2021.

F. **CLOSED SESSION ITEMS:**

G. **AGENDA ITEMS:**

3. [21-0821](#) Resolution amending and reaffirming the Corpus Christi B Corporation's Investment Policy and Investment Strategy for the Fiscal Year 2021-2022.

President Harris referred to item 3. Director of Finance Heather Hurlbert said the purpose of this item is to approve the resolutions amending and reaffirming the Corpus Christi B Corporation's investment policies and investment strategies for fiscal year 2021-2022. Ms. Hurlbert stated changes were made to the policy to remove inaccurate wording and to accurately describe section IX. The Corporation's Investment Committee met on June 1, 2021 and approved the changes, Linda Patterson with Patterson & Associates, the City's Investment Advisor, also reviewed and approved the changes.

Mr. Wilson made a motion approving item 3, seconded by Mr. Valls and passed unanimously.

4. [21-0822](#) Resolution authorizing enrollment in the TexasCLASS & TexasCLASS Government Investment Pools.

President Harris referred to item 4. Director of Finance Heather Hurlbert said the purpose of this item is to approve a resolution authorizing the enrollment in the Texas CLASS & Texas CLASS Government Investment Pools.

Mr. Valls made a motion approving item 4, seconded by Mr. Tamez and passed unanimously.

5. [21-0847](#) Motion to approve an amendment to the Corpus Christi B Corporation Guidelines and Criteria for Granting Business Incentives.

President Harris referred to Item 5. Senior Management Analyst Randy Almaguer said the purpose of this item is to approve an amendment to the Type B Corporation's guidelines and criteria for granting business incentives. The changes will help facilitate the application process in an efficient manner consistent with the City's goals of promoting economic growth and development in Corpus Christi. The change to the application process includes requiring the Economic Development Corporation (EDC) to provide the City Manager and city staff a courtesy copy of the applications once it is received; this ensures the necessary steps are taken to present the best projects to the board and at that time the board can either support or object to the project. Mr. Almaguer said the quarterly reports will also include an extra slide for any applicants that were denied and the reason for the denial.

City Manager Peter Zanoni ask the Board to amend the policy to provide the Mayor and the Mayoral appointee of the EDC Board a courtesy copy of the applications. Assistant City Attorney Aimee Alcorn-Reed stated this action will require an amendment to the guidelines and criteria.

Board Members, City Manager Peter Zanoni, Chief Operating Officer of the Corpus Christi Regional Economic Development Corporation Mr. Culbertson and Chief Executive Officer of the Corpus Christi Regional Economic Development Corporation Iain Vasey discussed the following topics: what changes are being made to the guidelines; increasing communication between the EDC and the City; rewording or deleting some verbiage in section 2; whether the changes need to be memorialized in a formal document; having a Type B Board Member on the EDC Board to help with the communication; and changing some of the housekeeping entries.

Ms. Olivarri made a motion to table item 5, seconded by Mr. Valls and passed unanimously.

6. [21-0828](#) Motion to approve the Corpus Christi B Corporation's Fiscal Year 2021-2022 operating budget for Economic Development, Housing and Streets.

President Harris referred to Item 5. Director of Management & Budget Eddie Houlihan said the purpose of this item is to approve the Fiscal Year 2021-2022 Operating Budget.

Mr. Houlihan present the following budget items: Revenue and Expenditures for Economic Development; amendments to the original proposal include: reducing the contingency fund, expanding the funding project from one fiscal year to two and detail the highest priority projects; budget proposal include the following: Labonte Park, Ocean Drive parks, Packery Channel and Peary Place Park; and budgeted revenue and proposed expenses for housing and streets.

Assistant City Attorney Aimee Alcorn-Reed stated the purpose of the presentation is to approve the budget. The actual park and street projects require a public hearing before approved. Today's item would budget the money for presentation to Council in a timely manner.

Assistant City Manager Neiman Young presented an overview for the proposed projects. He stated the city is asking for the Type B Board to consider expanding their partnership with the city to invest in the eco tourism and agro tourism across the city.

Board Members, Mr. Young and Mr. Zanoni discussed the following topics: signage that will be placed for Labonte Park; specifications for the monuments and cost estimates; whether community enrichment funds could be used for signage and development installation fees; having a work shop for the parks and street projects; removing the park project and presenting an alternate project presentation; and whether parks could be used for economic development.

Ms. Olivarri made a motion to amend the budget to adopt the budget including revenues and already appropriated expenditures, and removing the funding related to parks and affordable housing for discussion in a workshop, seconded by Mr. Trujillo and passed unanimously.

Mr. Tamez made a motion to approve the budget as amended, seconded by Ms. Olivarri and passed unanimously.

H. PUBLIC HEARING:

7. [21-0864](#) Motion authorizing a two-year agreement with the City of Corpus Christi to provide Type B affordable housing funding in the amount of \$1,250,000 for costs related to the Infill Housing Incentive Program.

President Harris referred to item 7. Homeless Service and Workforce Housing Manager Jennifer Buxton said the purpose of this item was to authorize a two-year agreement with the City of Corpus Christi to provide Type B affordable housing funding in the amount of \$1,250,00.00 for cost related to the Infill Housing Incentive Program.

Ms. Buxton presented the following topics: Infill Housing Incentive Program; original program guidelines; revised program guidelines; income limits for the program; estimated budget for FY 2021 and 2022 and areas the program is available.

President Harris opened the public hearing. There were no comments from the public.

President Harris closed the public hearing.

Board Members, Ms. Buxton and City Manager Peter Zanoni discussed the following topics: holding a housing workshop to review the guidelines; procedures for re-platting and incentives which include water, waste water, infrastructure and street improvements being more tailor for developers.

Ms. Summers made a motion to table item 7, seconded by Mr. Trujillo, and passed unanimously.

I. PRESENTATION ITEMS:

J. EXECUTIVE DIRECTOR COMMENTS:

President Harris referred to the Executive Director comments. City Manager Peter Zanoni said staff is working on an application for economic development funding specifically related to Texas A&M University Corpus Christi and an item will be placed on the agenda in the near future.

K. ADJOURNMENT

B

There being no further business, President Harris adjourned the meeting at 3:13 p.m.