

**CITY DEVELOPMENT CORPORATION OF EL CAMPO**  
**REGULAR MEETING**  
**October 20, 2008**

Board Members Present: Gwen Willis, Randy Collins, Alan Heskamp, Bobby Perez, Donald Naiser

Staff Present: Chandra Spenrath, Executive Director; Jessica Thane, Executive Assistant

CDC Attorney: Ronny Collins

CDC Ex-Officios: Phillip Spenrath, Mayor of El Campo

Media: Brenda Sommers, El Campo Leader News

Others: Johnny Veselka, Briggs & Veselka; Duane Korenek, Prasek's Hillje Smokehouse; David Hawes, Hawes, Hill, Calderon

1. President Willis called the Meeting to order and noted a QUORUM at 3:03 pm.
2. The minutes from the Regular Meeting of September 22, 2008 were in the Board Book for approval.

Bobby Perez made the MOTION to approve the minutes of the Regular Meeting held on September 22, 2008 as presented. The Second was made by Randy Collins and the Motion passed unanimously.

3. The Bills and the Financial reports for the month of September were reviewed.

President Gwen Willis Moved on to Agenda Item #6 Hold an Executive Session.

4. President Gwen Willis opened EXECUTIVE SESSION at 3:12 PM to:
  - A. Discuss and deliberate economic development negotiations, as authorized by TEX. GOV'T CODE ANN. 551.087.
  - B. C. Discuss personnel matters, as authorized by Section 551.074 of the Texas Government Code.
5. OPEN SESSION reconvened at 4:40 pm.
  - A. Action taken regarding economic development negotiations: NONE TAKEN.
  - B. Action taken regarding personnel matters: NONE TAKEN.

President Willis moved back to Agenda Item #5 Hold a discussion and take possible action on development of the Business Retention & Expansion program.

6. A Sample Business Retention and Expansion Survey was in the Board Book for discussion and possible action.

Executive Director explained that this survey was compiled from information received from LCRA and other examples from surrounding communities. The BREP would be used when Chandra makes on site visits with companies.

After some discussion, the MOTION was made by Randy Collins to approve the Business Retention and Expansion survey to be used by the Executive Director. Alan Heskamp Seconded the Motion and it passed unanimously.

7. President Gwen Willis reopened EXECUTIVE SESSION at 4:40 PM to:
  - A. Discuss personnel matters, as authorized by Section 551.074 of the Texas Government Code.
8. OPEN SESSION reconvened at 5:25 pm.
  - A. Action taken regarding personnel matters:

Vice President Bobby Perez made the MOTION to give Executive Director Chandra Spenrath a 5% salary raise. Secretary/Treasurer Don Naiser Seconded the Motion and it passed with Gwen Willis, Bobby Perez, Don Naiser and Alan Heskamp voting FOR and Randy Collins voting AGAINST.

Based upon the Matrix adopted by the City Development Corporation, Secretary/Treasurer Don Naiser made the MOTION to grant Executive Director Spenrath a 5% Performance Bonus. Alan Heskamp Seconded the Motion and it passed with Board Members Gwen Willis, Bobby Perez, Don Naiser, and Alan Heskamp voting FOR and Randy Collins voting AGAINST.

9. President Willis Adjourned the meeting at 5:55 pm.