

**CITY DEVELOPMENT CORPORATION OF EL CAMPO**  
**REGULAR MEETING**  
**August 20, 2012**

Board Members Present: Kinnan Stockton, Wesley Lange, David Allgayer, Larry Russell, Randy Collins (came in at 3:10 pm.)

Staff Present: Chandra Spenrath, Executive Director; Rebekkah Jones, Executive Assistant

Others Present: Mindi Snyder, City Manager; Attorney Ronny Collins, CDC attorney; Kyle Smith, University of Houston SBDC; Chris Barbee; Community Services Director

1. Kinnan Stockton called the Meeting to order at 3:00 PM.
2. Kinnan Stockton took roll of Directors, noted Randy Collins as absent and noted a QUORUM.
3. Larry Russell led the Pledge of Allegiance.
4. The minutes from the Regular Meeting of July 16, 2012 were in the Board Packet for approval.

MOTION was made to approve the minutes of the Regular Meeting of July 16, 2012 by Wesley Lange and Seconded by Larry Russell. The MOTION passed unanimously.

5. Review bills and financial report.
6. Update on Project Diamond/EC Little League, discuss and take any necessary action.

Chandra Spenrath noted that Pat Krpec was not present to give an update but that Mindi Snyder is here and may be able to give a small update. Mindi Snyder said that they are working on the ballpark design right now. Burditt Consultants and Little League have had multiple meetings, but have been unable to meet with Mark Poole yet. Chandra Spenrath said that Little League has recently had a fundraiser at the bowling alley and have also hired a grant writer. Kinnan Stockton asked if the CDC commitment indicated that the ballpark be mostly completed within a year. Mindi Snyder said that it was voter approved to have the ballpark substantially completed within a year. Kinnan Stockton asked if they were to break ground or actually start October 1, can they have it completed within that time frame. Mindi Snyder said that they have allowed a 3 month period for the design of the field and they are about a month into it.

7. Review Revitalization Program, discuss possible program extension and take any necessary action regarding:
  - A. Leon John's Inc.

Chandra Spenrath noted that this is a Tier III project and needs Board approval. Larry Russell asked if the CDC was reimbursing \$60,000 to Leon John's Inc. Chandra Spenrath said no and that it is for \$24,500. Chandra Spenrath said that the total project is more than the \$68,000 shown for bidding. Chandra Spenrath said that on a Tier III, the project does not have to show the entire project cost; only the portion that shows the \$60,000

investment will need to be bid and submitted. Chandra Spenrath noted that this is the second year of the Revitalization Project and the Board voted for Tier III to be \$60,000.00. Larry Russell said he would like to see Tier III set at a higher monetary level. Chandra Spenrath said herself and Wesley Lange both agreed that for next year there needs to be a higher monetary level of investment.

At this time Randy Collins came in at 3:10 pm and joined the CDC Meeting.

MOTION was made to approve the expenditure of \$24,500 to Leon John's Inc. by Wesley Lange and seconded by David Allgayer. MOTION passed unanimously.

8. Discuss and review Draft FY 2012-2013, take any necessary action.

Chandra Spenrath presented new revised copies of the draft budget. Chandra Spenrath reviewed the line items with the board members. Kinnan Stockton tabled the budget discussion for after executive session.

9. Appoint Members to the following Committees:

- A. Marketing Committee

Kinnan Stockton said he and Chandra Spenrath discussed goals that may align with the strategic planning for this next fiscal year. Kinnan Stockton said that there are different ideas for marketing El Campo and what the CDC can do as part of that function. Kinnan Stockton said it would be good to start a marketing committee for this purpose and to discuss what would be good to promote El Campo. Larry Russell said that marketing is a worthy cause. Wesley Lange said that the Revitalization Program is helping our community look better and is, in essence, helping advertise El Campo; the flip side is that the fund balance for the CDC will dwindle after the ballpark funds and other liabilities are used and he is concerned about the remaining and dwindling reserve funds. Chandra Spenrath said that the Free Land sign advertising the Industrial Park has received quite a bit of feedback and that type of advertising is very strong and quite reasonably priced. Chandra Spenrath gave the statistics on how many people come into El Campo vs. those leaving El Campo for their jobs. Chandra Spenrath noted that there are more people leaving El Campo than coming into El Campo for their jobs. Kinnan Stockton asked if the Strategic Planning Meeting is scheduled. Chandra Spenrath said yes it is scheduled for September 7 and Randy Collins is checking his schedule to make sure he can attend. Kinnan Stockton deferred this Agenda Item until the Strategic Planning Meeting on September 7.

10. Discuss and take any necessary action regarding the extension of the Leedo Lease agreement.

Chandra Spenrath said that the extension ended August 5, 2012 and that Leedo hopes to be closed in September. Chandra Spenrath asked to extend the lease for an additional 90 days, until November 5, 2012 with the same terms as the previous lease.

MOTION to extend the Leedo lease from August 5, 2012 until November 5, 2012 made by Larry Russell and seconded by David Allgayer. MOTION passed unanimously.

11. Board members opened executive session at 3:37 PM:

- A. Discuss personnel matters, as authorized by Section 551.074 of the Texas Government Code.
    - a. Executive Director
  - B. Discuss and deliberate economic development, as authorized by Section 551.087 of the Texas Government Code, regarding:
    - a. Report on Economic Development negotiations and prospects.
    - b. Project Bee Keeper
  - C. Discuss and deliberate real estate negotiations, as authorized by Section 551.072 of the Texas Government Code, regarding:
    - a. Project LA.
    - b. Project O'Connor
12. Board Members reconvened open session at 4:38 PM.

NO ACTION was taken.

13. Item #8. Discuss and review FY 2012-2013 Budget, take any necessary action.

This item was readdressed. Kinnan Stockton said that the CDC Board had some discussion with the 2012-2013 salary number for the Executive Director. MOTION to increase the salary to 3.0 % increase from 2011-2012 Executive Director salary number by Larry Russell and seconded by David Allgayer. MOTION passed unanimously.

14. Kinnan Stockton adjourned the meeting at 4:41 PM.