

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
January 28, 2013

Board Members Present: Kinnan Stockton, David Allgayer, and Larry Russell

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

Others Present: Mindi Snyder, City Manager; Kyle Smith, University of Houston SBDC; Pat Krpec, El Campo Little League; Leeanna Shimek, Northside Education Center; and Attorney Ronny Collins

1. Kinnan Stockton called the Meeting to order at 3:04 PM.
2. Kinnan Stockton took roll of Directors, noted Wesley Lange and Randy Collins as absent and noted a QUORUM.
3. Kinnan Stockton led the Pledge of Allegiance.
4. The minutes from the Regular Meeting of December 17, 2012 were in the Board Packet for approval.

MOTION was made to approve the minutes of the Regular Meeting of December 17, 2012 by Larry Russell and Seconded by David Allgayer. The MOTION passed unanimously.

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

Pat Krpec stated that both the City of El Campo and the school district have decided to move forward with the baseball park project. Mr. Krpec said there is a development commitment agreement in the works between the city and the little league regarding the ownership of the land. Pat Krpec said once the agreement is in place then the dirt work can begin. Mr. Krpec said that the school has developed a committee and is working with the little league on the color scheme, building layouts, and design; recognizing the school will be separate in their fields, but have the whole park similar in structure and details. Pat Krpec said Ken Shanks is now in charge of designing the concessions, fields, etc. Kinnan Stockton asked when they can break ground. Mindi Snyder replied that they are waiting on Ronny Collins to finalize the paperwork, they will set a special called meeting, and the council will vote on the agreement. Mindi Snyder said once this is done, then the dirt work can begin.

Kinnan Stockton asked if they can get the project substantially completed by the due date. Pat Krpec said there should not be a problem staying on target and getting it substantially completed by the due date. Pat Krpec said that the grant writer they are using is applying for a grant that will provide the lights for the park. (The park light cost is \$840,000 - \$900,000.) Mr. Krpec said that they have received \$55,000 from just the local grants so far.

Kinnan Stockton recognized Attorney Ronny Collins and asked him if there was any weather delay verbiage in the agreement. Attorney Ronny Collins said unfortunately there are not any weather delays in the agreement.

David Allgayer asked Attorney Ronny Collins what the timeline on the development agreement will be and when they can start the dirt work. Attorney Ronny Collins said there have been conversations with the land owner since the last time the council met. Attorney Collins said hopefully they will know more at the end of the week.

7. Receive Quarterly Report from Northside Education Center, take any necessary action. Leeanna Shimek gave the updated quarterly report for the Northside Education Center. Ms. Shimek said the dual credit classes are going strong; they will be adding more evening computer classes to draw more attendees; continuing education classes are going strong and the classes are full; the GED and ESL classes are going strong. Leeanna Shimek said there was 9,700 total hours in training at the Northside Education Center. Mr. Shimek thanked the CDC for their continued support.
8. Review Revitalization Program, discuss and take any necessary action regarding:
 - A. LAMCO RV Park
 - B. Silver Streak Bass

Chandra Spenrath noted that Silver Streak Bass was unable to turn their application in at this meeting. Chandra Spenrath said that LAMCO is a level Tier IV application which needs the approval of the board. Chandra Spenrath also noted that the CDC yard sale marketing signs have been ordered and should arrive within a couple of weeks.

MOTION was made to approve the LAMCO RV Park Revitalization Program application request by Larry Russell and Seconded by David Allgayer. The MOTION passed unanimously.

9. Board members opened executive session at 3:32 PM:
 - A. Discuss and deliberate real estate negotiations, as authorized by Section 551.072 of the Texas Government Code, regarding:
 - a. Project Bayou
10. Board Members reconvened open session at 3:42 PM.

NO ACTION was taken.
11. Kinnan Stockton adjourned the meeting at 3:42 PM.