

**CITY DEVELOPMENT CORPORATION OF EL CAMPO**  
**REGULAR MEETING**  
**May 19, 2008**

Board Members Present: Gwen Willis, Randy Collins, Bobby Perez

Board Members Absent: Heath Radley and J.J. Croix

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

CDC Attorney: Ronny Collins

Ex-Officios Present: Phillip Spenrath, Mayor

Others: Kyle Smith, University of Houston Small Business Development Center; Dory Labay, Northside Education Center Director.

1. President Willis called the Meeting to order and noted a QUORUM at 3:00 pm.
2. The minutes from the Regular Meeting of April 21, 2008 were in the Board Book for approval.

MOTION was made by Bobby Perez and Seconded by Randy Collins to approve the minutes of the Regular Meeting held on April 21, 2008 as presented. The Motion passed unanimously.

3. Bills were reviewed.
4. Financial reports for the month of April were reviewed.
5. A review and discussion regarding the Board of Director's terms was on the Agenda.

CDC President Gwen Willis stated that the terms of Randy Collins, J.J. Croix and Bobby Perez were up for reappointment.

Director Collins and Director Perez both said that they would like to continue to serve on the CDC Board. Vice President Croix was absent and there was no formal indication on his intention. President Willis asked Ronny Collins if the Board should discuss a possible replacement in the event that J.J. does not want to serve again. Ronny suggested speaking with J.J. first and then the CDC could have a Special Called Meeting if necessary or the CDC could request the City delay renewing the terms.

6. Review and take possible Action on Agreement extension with Rosann Zalman.

Randy Collins made the MOTION to extend the Agreement to December 23, 2008 with Rosann Zalman. The MOTION was Seconded by Bobby Perez and passed unanimously.

7. The Agreement between the Northside Education Center and the City Development Corporation was on the Agenda for review and possible Action.

CDC Attorney Ronny Collins passed out a Draft Agreement for the Board to review. The Board discussed changes that needed to be made to the Agreement which included: 1. In Section A, remove the word "management" from the second line 2. In Section B add "in the absence of a Director" and remove the last sentence that starts "and shall assist Northside with coordinating, planning and developing" 3. Under Part G. Termination, add 90 days notice and 4. Drop the entire Exhibit A.

Bobby Perez made the MOTION to approve the Agreement between the Northside Education Center and the City Development Corporation with the changes to be made. The Motion was Seconded by Randy Collins and passed unanimously.

President Willis moved to Agenda item #10, Northside Center Activity Report.

8. Dory Labay with the Northside Education gave an Activity Report detailing various classes, seminars, and programs that were being held at the Center.
9. Kyle Smith with the University of Houston Small Business Development Center gave a Report on seminars and activities.
10. The 2008 Property Appraisals were in the Board Book for review and possible action.

Executive Director Spenrath reported that several of the CDC's properties were declared tax exempt and the CDC actually received approximately \$2,400 refunded from 2007. Executive Assistant Jessica Thane reported that the Blue Creek property shared with El Campo EDC was combined to one invoice and would be billed to the CDC, but the EDC would pay half. This would give both Corporations a much lower rate.

MOTION was made by Randy Collins and Seconded by Bobby Perez to accept the 2008 Property Appraisals as presented. The Motion passed unanimously.

11. Executive Director Chandra Spenrath gave the Staff Activity Report and Update which included meetings attended, scheduled meetings, and contacts made.
12. President Willis opened EXECUTIVE SESSION at 4:00 PM to:
  - A. Discuss and deliberate economic development negotiations, as authorized by TEX. GOV'T CODE ANN. 551.087.
13. OPEN SESSION reconvened at 4:37 pm.
  - A. ACTION taken regarding economic development negotiations: NONE.
14. CDC Board President Gwen Willis Adjourned the meeting at 4:38 pm.