

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

Board Members Present: Gwen Willis, Randy Collins, Bobby Perez, Heath Radley, J.J. Croix

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

CDC Attorney: Ronny Collins

CDC Accountant: Jeff Stogner

Ex-Officios Present: Phillip Spenrath, Mayor; John Steelman, City Manager

Others: Bonnie Kyle Smith, University of Houston Small Business Development Center; Blair and Denise Couey; Jerrel Lewing; Jimmy Roppolo; Jim Ekstrom.

1. President Willis called the Meeting to order and noted a QUORUM at 3:04 pm.
2. The minutes from the Regular Meeting of January 21, 2008 were in the Board Book for approval.

MOTION was made by Heath Radley to approve the minutes of the Regular Meeting held on January 21, 2008 as presented. The Motion passed unanimously.

3. Bills were reviewed.

Bobby Perez made the MOTION to approve the pending bills for payment. With a Second by J.J. Croix, the Motion passed unanimously.

4. Financial reports for the month of January were in the Board Book for review.

No discussion.

5. An Agreement with Hawes, Hill and Calderon was on the Agenda for review and possible approval.

Chandra stated that this agreement is the same one that was previously reviewed by the Board. It is for an Economic Analysis of the El Campo area that will cost \$45,000. Randy asked if Hawes drew up the agreement and Executive Director Spenrath said that Hawes drew up the agreement and CDC Attorney Ronny Collins reviewed it. The agreement had previously been given to the Board for review.

MOTION was made by Randy Collins to approve the agreement with Hawes, Hill, and Calderon to perform an Economic Impact Study on El Campo for \$45,000, subject to approval from City Council. The Motion was Seconded by J.J. Croix and passed unanimously.

6. President Willis opened EXECUTIVE SESSION at 3:11PM to:
  - A. Discuss and deliberate economic development negotiations, as authorized by TEX.

GOV'T CODE ANN. 551.087.

- B. Consult with Attorney as authorized by Section 551.071 of the Texas Government Code.
  - C. Discuss personnel matters, as authorized by Section 551.074 of the Texas Government Code.
  - D. Discuss and deliberate real estate negotiations, as authorized by Section § 551.072 of the Texas Local Government Code.
7. OPEN SESSION reconvened at 5:12 pm.
- A. ACTION taken regarding economic development negotiations:

J.J. Croix made the MOTION to amend the budget to reclassify \$56,500 that was allocated to Job Incentive Grants over to Future Qualifying Projects/Incentives. Bobby Perez Seconded the Motion and it passed unanimously.

Randy Collins made the MOTION to reimburse the Loop Project infrastructure cost not to exceed \$20,000 upon completion of one building and upon inspection by the City of El Campo with proof of payment to the contractor. Heath Radley Seconded the Motion and it passed unanimously.

MOTION was made by J.J. Croix to keep current rent amount to Cardell Cabinetry for the next 12 months at \$4887.50 per month. Bobby Perez Seconded the Motion and it passed unanimously.

- B. ACTION taken regarding consultation with Attorney: NONE.
  - C. ACTION taken regarding personnel matters: NONE.
  - D. ACTION taken regarding real estate negotiations: NONE.
8. CDC Board President Gwen Willis Adjourned the meeting at 5:16 pm.