

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
October 17, 2011

Board Members Present: Alan Heskamp, Wesley Lange, Randy Collins, Kinnan Stockton

Board Members Absent: David Allgayer

Staff Present: Chandra Spenrath, Executive Director; Brittanie O'Connor, Executive Assistant

Others Present: Chris Barbee, El Campo Community Services Director; Ronny Collins, Duckett, Bouligny, & Collins Law Firm; Mark Van Gorp, El Campo Little League Board President; Mindi Snyder, City Manager; Richard Young, City Mayor; RC Whitson, New ICM, LP; Jesse Tong, Yaobang Wu, Wei Lun Tang, Kou Tsai Chang, Grower Express, LP

1. President Heskamp called the Meeting to order at 3:02 pm.
2. President Heskamp took roll of Directors and noted a QUORUM.
3. The minutes from the Regular Meeting of September 19, 2011 were in the Board Book for approval.

MOTION to approve the minutes of the Regular Meeting of September 19, 2011 as presented was made by Kinnan Stockton and Seconded by Alan Heskamp. The MOTION passed unanimously.

4. Bills and financial reports were reviewed by board.
5. Chris Barbee gave update on Westloop Community Park.

The committee has met with the architects, and asked to have the project divided into phases. There will be four phases, but the first two will almost certainly be completed simultaneously.

City Manager Snyder and Chris Barbee will be meeting with the land owner soon.

The committee met last Monday, and noted the following concerns:

- Elevation of park
- Inclusion of amenities that community members expressed interest in
- Chris noted that Putt Putt Golf was the number one request from survey, but will not be included in this park; the city is trying to find a way to include this in one of the existing city parks

President Heskamp asked if the land was in the flood plain. Chris explained that they are researching that now.

6. Review and consider MOU between City Development Corporation of El Campo and El Campo Little League; take any necessary action.

El Campo Little League (ECLL) Board President Mark Van Gorp gave an update on the Little League Board's current status. The new board met for the first time in September and discussed the following topics:

- Progress of the city with the new West Loop park is very encouraging, and ECLL is very pleased to be working with the city on this park
- Ready to work with the city, as ECLL has felt concerns/negative energy from the community about ECLL being against the City and its plans for the new park
- ECLL would like to be completely on board with the city, but is still concerned about what should happen if West Loop Park fails at the vote. Plan B for ECLL is to get an architect to draw plans in case the vote is not successful

President Van Gorp did note that the West Loop Park would meet all needs of the little league. ECLL is presenting the MOU as a way to show people that the city has elements that the little league needs, and the little league wishes to bow out of the way and allow the City to do what they need to do.

Randy Collins asked who wrote the MOU. Mark informed the board that this MOU was written by Chad from the little league board; Ronny Collins was involved with the original MOU but not this one.

Randy Collins asked if Ronny Collins has reviewed this MOU yet. Ronny Collins answered that he has looked over the MOU but does not recommend signing it yet. The reason for not signing is that the MOU also commits the City, and the City has not yet had a chance to review the MOU.

Alan Heskamp asked for clarification: this document is from ECLL, not the City and ECLL, correct? City Manager Snyder said that this was correct; the City has not yet had a chance to look at the MOU.

Alan Heskamp asked how long the CDC will have until this needs to be signed. Ronny Collins said the CDC would have until March. Manager Snyder informed the board that the City is planning on having the West Loop Park present their plan to the City at the first November meeting. Randy suggested that the CDC wait until the November meeting to sign the MOU so that there are not multiple documents. President Van Gorp noted that the little league board will need to vote on any changes made at their November meeting (second Sunday in November).

President Heskamp informed President Van Gorp of the original plan that the CDC agreed upon with the ECLL. The agreement stated that the CDC would give up to \$500,000 to ECLL, as long as ECLL was able to raise a matching amount of funds in advance. President Van Gorp agreed.

President Van Gorp noted that ECLL will continue to raise funds for the park regardless of whether the funds will go to the current location or the West Loop Park. Right now, ECLL has approximately \$42,000 raised. ECLL is working with El Paso Gas to get a written agreement where El Paso Gas would donate 225,000 over a ten year period.

7. Board members opened executive session at 3:26 PM:
 - A. Discuss and deliberate economic development incentives, as authorized by Section 551.087 of the Texas Government Code, regarding Grower Express, LP.

- B. Discuss and deliberate economic development incentives, as authorized by Section 551.087 of the Texas Government Code, regarding New ICM, LP.
8. Open Session reconvened at 5:39 PM:
 - A. Take action, if necessary, regarding Grower Express:

None.
 - B. Take action, if necessary, regarding New ICM:

President Heskamp made a MOTION to approve the economic development agreement with New ICM, LP that includes a one year forgivable loan for \$63,109 to purchase equipment that will allow them to diversify their market and maintain employment levels. Kinnan Stockton seconded the MOTION, which passed unanimously
9. Receive information regarding the Texas One Program; take any necessary action.

Kinnan Stockton made a MOTION to table agenda item nine, Texas One Program. Randy Collins seconded the MOTION, and it passed unanimously.
10. Allan Heskamp adjourned the meeting at 5:23 PM.