

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
September 17, 2012

Board Members Present: Kinnan Stockton, Larry Russell, Randy Collins, and David Allgayer (came in at 3:09 pm)

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

Others Present: Carolyn Thames, Workforce Solutions Business Consultant; Mindi Snyder, City Manager; Attorney Ronny Collins, CDC attorney; Chris Barbee, Community Services Director; Daryl Socha, representing El Campo Little League; Daniel Zalmann; Rebecca Munos, Chamber of Commerce Director

1. Kinnan Stockton called the Meeting to order at 3:02 PM.
2. Kinnan Stockton took roll of Directors, noted David Allgayer and Wesley Lange as absent and noted a QUORUM.
3. Randy Collins led the Pledge of Allegiance.
4. Introduction of Carolyn Thames, Workforce Solutions (Business Consultant, Employer Services Division).

Chandra Spenrath introduced Carolyn Thames, Workforce Solutions (Business Consultant, Employer Services Division).

5. The minutes from the Regular Meeting of August 20, 2012 and minutes of the Special Called Meeting of September 7, 2012 were in the Board Packet for approval.

MOTION was made to approve the minutes of the Regular Meeting of August 20, 2012 by Larry Russell and Seconded by Randy Collins. The MOTION passed unanimously.

David Allgayer entered the meeting at this time (3:09 pm).

MOTION was made to approve the minutes of the Special Called Meeting of September 7, 2012 by Larry Russell and Seconded by David Allgayer. Randy Collins abstained from the MOTION due to his absence at the Special Called Meeting.

6. Review bills and financial report.
7. Discuss and review Draft FY 2012-2013 Budget, take any necessary action.

MOTION to approve the FY 2012-2013 Budget was made by Larry Russell and Seconded by David Allgayer. The MOTION passed unanimously.

8. Update on Project Diamond/EC Little League, discuss and take any necessary action.

Daryl Socha spoke on behalf of Pat Krpec due to his absence. Mr. Socha said that Mr. Appling has harvested and is going to flat disc the land. They are still working with

Mindi Snyder and the City Council to decide whether to move forward with just Phase 1 or both Phase 1 and Phase 2 of the project. Mr. Socha said that Pat Krpec has agreed to remain on the El Campo Little League Board.

Chris Barbee added that Burditt Consultants have been here a number of times and they are working through cost tests.

9. Review Revitalization Program, discuss and take any necessary action.

Chandra Spenrath said the Revitalization Program closed August 31, 2012, but there was an application that was submitted before that date for Tier II. Chandra Spenrath suggested moving monies that were allocated from Tier II to Tier III to be moved back to Tier II to cover the submitted Tier II project.

MOTION to move \$7,000 back to Tier II of the Revitalization Program was made by Randy Collins and Seconded by David Allgayer. MOTION passed unanimously.

Discussion took place on making changes to the guidelines of next year's Revitalization Campaign. Chandra Spenrath said she would suggest changes and bring those to the Board Meeting next month.

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

Chandra Spenrath said Winfield Solutions want to stay an additional two years.

MOTION to extend the Winfield Solution Lease Agreement and subject to inspection was made by Larry Russell and Seconded by Randy Collins. MOTION passed unanimously.

11. Discuss and take any action on signage agreement regarding the Meisel Industrial Complex Sign.

Attorney Ronnie Collins said that this is an agreement that needs to happen. MOTION to accept the Meisel Industrial Complex Sign Agreement was made by Randy Collins and Seconded by David Allgayer. MOTION passed unanimously.

12. Board members opened executive session at 3:21 PM:

A. Discuss and deliberate economic development, as authorized by Section 551.087 of the Texas Government Code, regarding:

- a. Project Venture
- b. Project Bee Keeper
- c. Report on Economic Development negotiations and prospects.

B. Discuss and deliberate real estate negotiations, as authorized by Section 551.072 of the Texas Government Code, regarding:

- a. Project Silver Streak Bass
- b. Project O'Connor

13. Board Members reconvened open session at 4:15 PM.

In Regards to Project Silver Streak Bass:

MOTION to sell Lot 3A to Silver Streak Bass (Ekstrom Enterprises) for \$7,500/acre and authorize CDC President Kinnan Stockton to sign all necessary documents with CDC paying normal closing costs was made by Larry Russell and Seconded by David Allgayer.

In Regards to Project O'Connor:

MOTION to sell Lot 6 to Insite Realty Express Energy for \$7,500/acre and authorize CDC President Kinnan Stockton to sign all necessary documents with CDC paying normal closing costs was made by Larry Russell and Seconded by David Allgayer.

14. Kinnan Stockton adjourned the meeting at 4:15 PM.