

**CITY DEVELOPMENT CORPORATION OF EL CAMPO**  
**REGULAR MEETING**  
**April 20, 2009**

Board Members Present: Gwen Willis, Randy Collins, Bobby Perez, Don Naiser, Alan Heskamp

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

CDC Attorney: Ronny Collins

Ex-Officios Present: Phillip Spenrath, Mayor of El Campo

Others: R.C. Whitson, New I.C.M.; Kyle Smith, University of Houston Small Business Development Center; Gordon Sorrell, Northside Education Center; Betty McCrohan, Wharton County Junior College

Media Present: Brenda Sommers, El Campo Leader News

1. President Willis called the Meeting to order and noted a QUORUM at 4:04 pm.
2. The minutes from the Regular Meeting of March 30, 2009 were in the Board Book for approval.

Randy Collins made the MOTION to approve the minutes of the Regular Meeting held on March 30, 2009 as presented. The Motion was Seconded by Alan Heskamp and it passed unanimously.

3. The bills and financial reports for the month of March were reviewed.
4. Betty McCrohan, President of Wharton County Junior College, gave a presentation regarding the WCJC Bond 2009. Handout attached.
5. Gordon Sorrell, President of the Northside Center Board of Directors, presented the yearly workforce development funding request on behalf of the Northside Education Center.

MOTION was made by Alan Heskamp to fund the Northside Education Center in the amount of \$30,000 for workforce development. The \$30,000 will be paid out quarterly in the amount of \$7,500 and the Northside Education Center will continue to give activity reports. The Motion was Seconded by Bobby Perez and passed unanimously.

6. Kyle Smith with the University of Houston Small Business Development Center presented an Annual funding request in the amount \$10,500.

Don Naiser made the MOTION to grant the annual funding request for the University of Houston Small Business Center in the amount of \$10,500 for workforce development. The Motion was Seconded by Bobby Perez and passed unanimously.

7. A modification of the Economic Development Incentive Loan Agreement with New I.C.M. was in the Board Book for review and possible Action.

R.C. Whitson with New I.C.M. presented a request to modify the Economic Development Incentive Loan Agreement between the City Development Corporation of El Campo and New I.C.M. The modification would change the length of the agreement to one year instead of two. Don Naiser questioned why the original agreement of two years wouldn't work for New I.C.M. Mr. Whitson replied that two years at the full amount due was very burdensome in the current economy. He explained that the company will have a substantial increase in payroll this summer when the minimum wage amount increases. Mr. Naiser suggested an alternative to the modification maintaining the length of the agreement at two years, but forgiving half the loan at one year.

MOTION was made by Bobby Perez and Seconded by Don Naiser to modify the existing Economic Development Incentive Loan Agreement between City Development Corporation of El Campo and New I.C.M. The \$87,920 loan would be forgiven at a rate of 50% at 12 months and 100% at 24 months with the requirement of 85 jobs retained at each maturity date. The Motion passed 4-1 with Randy Collins opposed.

8. Executive Director Chandra Spenrath gave a Staff Report and Update on:

A. Meetings/Functions Attended

- a. Northside Education Center
- b. Rotary
- c. City Council
- d. Boys & Girls Club
- e. El Campo Memorial Hospital's 30<sup>th</sup> Anniversary Celebration
- f. Tour of Dialysis Center
- g. Lunch & Learn w/BCL
- h. Citizens for Higher Education Committee

9. Marketing Goals and Plan of the CDC was on the Agenda for discussion, review and possible action.

Executive Director Chandra Spenrath explained that establishing a Marketing Plan was one of the goals that the Board set and that she had gathered information on different options, but needed a direction from the Board on what area the CDC should focus on.

After much discussion regarding a marketing video, the Board came to a consensus to hold a marketing workshop and review and discuss the options.

Executive Director Spenrath presented a bid for the remodel of the Industrial Park sign located off of Highway 59. Discussion was held regarding what the sign should read, whether or not it should be lighted, and what type of paint, i.e. fluorescent.

No Action taken.

10. President Gwen Willis opened EXECUTIVE SESSION at 5:10 PM to:

- A. Discuss and deliberate economic development negotiations, as authorized by TEX. GOV'T CODE ANN. 551.087, regarding:
  - a. Project Scale
  - b. Project Foam

- B. Consult with Attorney regarding pending litigation 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 regarding Executive Director's Economic Development Corporation Incentive/Compensation Plan matrix for 2008-2009.
11. OPEN SESSION reconvened at 6:30 pm.
- A. Action taken regarding economic development negotiations: None taken.
  - B. Action taken regarding consultation with attorney: None taken.
  - C. Action taken regarding personnel matters:

MOTION was made by Don Naiser and Seconded by Bobby Perez to Amend the Incentive Pay Matrix for the performance period of June 2008-May 2009. The Motion passed unanimously.

12. President Willis Adjourned the meeting at 6:31 pm.

# Wharton County Junior College Bond 2009

TO FUND CAPITAL IMPROVEMENT PROJECTS WITHIN WCJC'S TAX AREA

Bond 2009 calls for the following priority improvement projects, within WCJC's Tax Area, as identified in the WCJC Master Plan\*:

- **Expansion and renovation of M.G. & Lillie A. Johnson Health Occupations Center** to almost double facility space to 60,000-square-feet for allied health profession programs that are currently offered in nursing, dental hygiene, health information technology, human services, physical therapy assistant, radiologic technology and surgical technology.
- **New 150-bed Dormitories/Residence Halls** to replace three existing residence halls that are more than 45 years old.

\*The WCJC 10-Year Master Plan was developed in 2006 by a team of programming and design architects and engineers, working in conjunction with WCJC administrators. The plan was accepted by the WCJC Board of Trustees in October 2006. The Master Plan can be viewed at [www.wcjc.edu](http://www.wcjc.edu).

## WCJC Unrestricted Revenues

Fiscal Year Ending August 31, 2008

State Appropriations .....	33%
Property Taxes .....	13%
Tuition & Fees .....	33%
Grants & Contracts .....	13%
Investments, Auxiliary & Other .....	8%

## Cost for One Semester of Attendance at Texas Colleges

Estimated tuition & fees for a full-time student taking 15 semester hours in 2008-09

Private, four-year college .....	\$9,530
Public, four-year college .....	\$3,105
Public, two-year college, in-district .....	\$885
Public, two-year college, out-of-district .....	\$1,335
Wharton County Junior College, in-district .....	\$960
Wharton County Junior College, out-of-district .....	\$1,650

## WCJC Tax Area

Tax area includes Wharton County and Needville ISD located in Fort Bend County

 WCJC Tax Area



## 2008-09 Tax Rate for Property Owners

Per \$100 of Assessed Property

BENCHMARK COLLEGE*	MAINTENANCE & OPERATIONS RATE	DEBT RATE
Wharton County Junior College .....	13.8	0.0
Alvin Community College .....	17.7	2.2
Brazosport College .....	12.9	2.7
College of the Mainland .....	22.2	0.0
Lee College .....	18.7	1.9
Victoria College .....	11.9	2.6

Source: Texas Association of Community Colleges

\*These are Gulf Coast colleges of similar size.

## Master Plan Financing

Issuance of \$18 Million in General Obligation Bonds

- Similar to a home mortgage, bonds are sold to raise funds for the construction of facilities

- The cost to the average homeowner in the tax area would be about \$48.00 per year or about \$4.00 per month over the 20-year life of the bond
- WCJC offers disabled persons and those 65 years of age and older a \$10,000 exemption