

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
September 16, 2013

Board Members Present: Kinnan Stockton, Wesley Lange, Larry Russell

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

Others Present: Mindi Snyder, City Manager; Rebecca Munos, Chamber of Commerce Director; Jay Strasner, El Campo Leader News Publisher; Chris Barbee, Community Services Director

1. Kinnan Stockton called the Meeting to order at 3:15 PM.
2. Kinnan Stockton took roll of Directors, noted a QUORUM and noted Randy Collins and David Allgayer as absent.
3. Larry Russell led the Pledge of Allegiance.
4. Public Comments:

At this time, any person with City Development Corporation-related business, not scheduled on the agenda, may speak to the CDC Board. In compliance with the Texas Open Meetings Act, the CDC Board is limited to making a statement of specific factual information in response to the inquiry, or reciting existing policy, but may not discuss, deliberate, or take any action on any item. The issue may be placed on a future agenda for consideration.

No comments at this time.

5. Review and consider approval of minutes of the Regular Meeting of August 19, 2013.

MOTION was made to approve the minutes of the Regular Meeting of August 19, 2013 by Larry Russell and Seconded by Wesley Lange. The MOTION passed unanimously.

6. Intentionally skipped to Item #8. Review Revitalization Program, discuss and take any necessary action.

B.Review and Consider Chamber of Commerce Request:

Chandra Spenrath noted that the Chamber of Commerce wants to apply for the Revitalization Campaign but due to the clause in the Revitalization regarding non-profits that they are unable to apply at this time. Chandra Spenrath asked the CDC Board to consider making a one time exception to allow the Chamber of Commerce to apply for the Revitalization Campaign. Kinnan Stockton asked if the rule regarding non-profits was a law or if it was a CDC Board rule. Attorney Ronny Collins noted that there was a little gray area when it came to no-profits but because it was a site improvement and dealing with marketing dollars, that he did not foresee a problem. Chandra Spenrath asked if the CDC board will allow the Chamber of Commerce to apply for the Revitalization Campaign.

MOTION to allow a one-time exception for the Chamber of Commerce to apply for the

Revitalization Campaign was made by Kinnan Stockton and Seconded by Wesley Lange. The MOTION passed unanimously.

A.Revitalization Procedures/Application FY 2013-2014:

Chandra Spenrath said there are a few minor changes to the application and a worksheet that has been added to make the reporting easier.

MOTION to approve the 2013-2014 Revitalization and Site Improvement Application Packet dated for October 1, 2013 through August 31, 2014 was made by Wesley Lange and Seconded by Larry Russell. The MOTION passed unanimously.

7. Intentionally skipped back to Item #6. Review bills and financial report.
8. Intentionally skipped to Item #7. Update on Project Diamond/EC Little League, discuss and take any necessary action.

Mindi Snyder said City Council approved the plat at the last meeting and the Little League brought in plans last Friday to get building permits. Kinnan Stockton asked if the Little League is ready to ask for their funding. Chandra Spenrath said they are not ready yet at this time.

9. Receive and Consider Retail Strategies, discuss and take any necessary action.

Mindi Snyder said Retail Strategies would market El Campo for us. They would have a complete, total marketing piece for El Campo to use when going to ICSC, etc. Mindi Snyder said the City Council is in favor of this and willing to go forward with this. Mindi Snyder said a partnership between City Council and the CDC would be great. Kinnan Stockton asked if they had tried to work the price down any. Mindi Snyder said at this point they have not tried to at this point, but this cost is significantly lower than other companies at this level. Wesley Lange asked if this is a commitment for 3 years. Mindi Snyder said yes it is. Larry Russell asked if they actively market El Campo and Mindi Snyder said yes.

MOTION to partner with the City of El Campo for \$50,000 for a 3 year period was made by Wesley Lange and Seconded by Larry Russell. The MOTION passed unanimously.

6. Board members opened executive session at 3:48 PM
 - A. Discuss and deliberate economic development, as authorized by Section 551.087 of the Texas Government Code, regarding:
 - a. Report on Economic Development negotiations and prospects.
 - B. Discuss and deliberate economic development, as authorized by Section 551.072 of the Texas Government Code, regarding:
 - a. Project O'Connor

7. Board Members reconvened open session at 4:00 PM.

In Regards to Report on Economic Development negotiations and prospects:

No Action Taken.

In Regards to Project O'Connor:

MOTION to extend the earnest money contract on the Project O'Connor property for 30 days was made by Wesley Lange and Seconded by Larry Russell. The MOTION passed unanimously.

8. Kinnan Stockton adjourned the meeting at 4:01 PM