

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
May 21, 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; Charlotte Brown, El Campo City Council; Cecil Davis, El Campo Economic Development Corporation; Becca Socha, El Campo Chamber of Commerce

Others: Kyle Smith, University of Houston Small Business Development Center; Leeanna Shimek, Northside Center; John Petty, Remax Realtors; Jimmy Pavlik and Dick Ottis, Rice Belt Warehouse; Frank Chacon and Rene Garcia, Cardell Cabinetry; Brenda Sommers, El Campo Leader News; Mike and Amanda Braden; David Allgayer, D-A-M Industrial.

Media Present: Brenda Sommers, El Campo Leader News

1. President Willis called the Meeting to order and noted a QUORUM at 4:08 pm.

President Willis moved to Agenda Item #6.

2. David Allgayer addressed the Board of the City Development Corporation.

Mr. David Allgayer spoke before the Board, saying he appreciated the opportunity to speak and that he was previously upset with the CDC, due to a misunderstanding. However, lines of communication had been opened up and differences worked out. He stated that he looks forward to working with the CDC in the future and avoiding any conflicts. Mr. Allgayer reported that he is currently making repairs and improvements to the Bon L Campo building and that he recently entered into a Lease Agreement with The Braden Company for the building and already received a couple of shipments at the El Campo location. Mr. Allgayer stated he hoped the CDC would help incent The Braden Company to stay in El Campo.

President Willis thanked Mr. Allgayer and Moved to Agenda #7 Hold an Executive Session.

3. President Gwen Willis opened EXECUTIVE SESSION at 4:10 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 AMB
 - B. Consult with Attorney regarding pending ligation as authorized by Section 551.071 of the Texas Government Code.
 - a. Earl Joy
 - b. Forest Oil
 - C. Discuss and deliberate real estate negotiations, as authorized by Section § 551.072 of the Texas Local Government Code.

- a. Cardell lease agreement
 - b. Rice Belt lease agreement.
4. OPEN SESSION reconvened at 6:22 pm.
- A. Action taken regarding economic development negotiations: None Taken.
 - B. Action taken regarding consultation with attorney: None Taken.
 - C. Action taken regarding real estate negotiations:
 - a. Cardell lease agreement:

MOTION was made by Randy Collins to extend the rent reduction agreement with Cardell Cabinetry for half of the base lease of \$7,800, half of the insurance cost and the property tax for the period of one year, retroactive to March 1, 2009. The Motion was Seconded by Bobby Perez and Approved 4-0, with Mr. Naiser absent from the remainder of the meeting.

- b. Rice Belt lease agreement: None taken.

5. The minutes from the Regular Meeting of March 30, 2009 were in the Board Book for approval.

Bobby Perez made the MOTION to approve the minutes of the Regular Meeting held on April 20, 2009 as presented. The Motion was Seconded by Randy Collins and it passed unanimously.

6. The bills and financial reports for the month of April were reviewed.

Bobby Perez questioned the copier cost, Executive Director Spenrath explained that the monthly cost was higher due to a new copier, also because several months were included on the invoice.

7. Discuss possible dates for Marketing Workshop.

MOTION was made by Bobby Perez and Seconded by Randy Collins to Table the Discussion of Marketing Workshop dates. The Motion passed unanimously.

8. President Willis Adjourned the meeting at 6:25 pm.