

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
December 21, 2009

Board Members Present: Gwen Willis, Alan Heskamp, Bobby Perez, Wesley Lange, Randy Collins

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

CDC Attorney: Ronny Collins

Media: Brenda Sommers, El Campo Leader News

Others Present: Buzz Currier and Becky VonDerAu, El Campo Memorial Hospital; Ken Shanks, AIA Architecture; Judge Randy Clapp, David Wendt, Linda Raun and Leeanna Shimek, Northside Education Center; Richard Young, El Campo City Council; William Key, BLS Construction; Blake Lurker, Energy Engineers; Carolyn Roy, Prosperity Bank; Michael Wall, Sheila Wall, Stacy Romo, Donna Howard, and Tony Garcia, El Campo Little League; Jim Gilley and Ben Rosenberg, Coastal Securities, Inc.

1. President Willis called the Meeting to order and noted a QUORUM at 11:35 am.

President Willis moved to Agenda Item #5.

2. Introduction of El Campo Memorial Hospital CEO Buzz Currier and update on hospital operations.

Becky VonDerAu, Chairman of the Hospital Board of Directors, introduced Buzz Currier the new CEO of El Campo Memorial Hospital. Mr. Currier stated that El Campo Memorial Hospital has unrealized potential and that part of the problem is the lack of investment into the Hospital. El Campo Medical Foundation has assisted that issue by funding money into the Hospital allowing for significant equipment purchases. He stated that he was happy to be in El Campo and has high expectations and hopes for El Campo Memorial Hospital.

3. Receive update on Little League Diamond Project.

Michael Wall gave an update on the status of the renovation project of the El Campo Little League. Mr. Wall presented updated renderings from the architect firms working on the project and an updated prospectus on the financial requirements for the renovation.

4. Receive update on Northside Education Center Phase II and Phase III Project.

Northside Education Center Director Leeanna Shimek gave a detailed report on the Northside Center's room usage. Ms. Shimek stated that Wharton County Junior College President Betty McCrohan indicated a pledge of commitment from the Junior College would not be an issue. The Northside Center has one outstanding Grant application to the Meadow's Foundation in the amount of \$150,000, and is need of \$250,000 to start Phase III construction. Northside Center Board Vice President Linda Raun stated that the Northside Education Center is "shovel ready".

5. Update and recommendation from 4B Project Committee.

Committee member Bobby Perez summarized that El Campo Little League is requesting \$500,000 and Northside Center is requesting \$250,000. Attorney Ronny Collins stated that the Northside Center Project was a 4A project, but he advised seeking a clarification from the Attorney General whether the Center would be considered a career center. The Committee also met with Jim Gilley, who handles the City of El Campo's Bonds.

The Board of the City Development Corporation came to a unanimous consensus that they would like to support both the Northside Center Project and Little League Project.

6. Take any necessary action regarding recommendation from 4B Project Committee.

MOTION was made by Wesley Lange and Seconded by Alan Heskamp for the City Development Corporation to fund the Northside Center in the amount of \$250,000 for the Phase III Project.

Wesley Lange amended his MOTION to include the stipulation that the funding of the Project would take place at the end of January 2010. Alan Heskamp Seconded the Amendment. The Motion passed 4-1, with Wesley Lange, Alan Heskamp, Gwen Willis and Bobby Perez FOR and Randy Collins AGAINST.

Alan Heskamp made the MOTION to direct Executive Director Chandra Spenrath to research funding options and present to the Board for the Projects. Randy Collins Seconded the Motion and it passed unanimously.

7. The minutes from the Regular Meeting of November 16, 2009 were in the Board Book for approval.

Wesley Lange made the MOTION to approve the minutes of the Regular Meeting held on November 16, 2009 as presented. The Motion was Seconded by Bobby Perez and passed unanimously.

8. The bills and financial reports for the month of November were reviewed.

9. President Willis Adjourned the meeting at 2:03 pm.