

**CITY DEVELOPMENT CORPORATION OF EL CAMPO**  
**REGULAR MEETING**  
**September 14, 2010**

Board Members Present: Gwen Willis, Randy Collins, Alan Heskamp, David Allgayer

Board Members Absent: Wesley Lange

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

Others Present: Kyle Smith, University of Houston Coastal Plains Small Business Development Center; Mindi Snyder, incoming El Campo City Manager; Michael Wall, El Campo Little League.

1. President Willis called the Meeting to order at 9:10.
2. A QUORUM was noted with Board Directors Wesley Lange and David Allgayer absent. Director Allgayer arrived later during Agenda Item #4.
3. The minutes from the Regular Meeting of August 16, 2010 and the Special Called Meeting of September 7, 2010 were in the Board Book for approval.

MOTION was made by Randy Collins and Seconded by Alan Heskmap to approve the minutes of the Regular Meeting of August 16, 2010 and the Special Called Meeting of September 7, 2010 as presented. The Motion passed unanimously.

4. The bills and financial reports for the month of August were reviewed.
5. The modifications for the Lease Agreement with Cardell Cabinetry were in the Board Book for review and any necessary action.

The Cardell Lease Modification Agreement was received by the CDC on September 7, 2010. The following paragraph was added to the agreement, but was not part of the original discussion:

“In the event Tenant does not conduct any production activities at the Premises for a period of sixty (60) consecutive days at any time during the remaining term of the Lease, then Landlord may, at its sole and exclusive option, declare the Lease terminated, provide Tenant with its written notice of such termination and Tenant shall immediately vacate the Premises.”

CDC Attorney Ronny Collins wrote a letter to Executive Director Chandra Spenrath stating that “he strongly recommend that this paragraph remain in the modification since without this paragraph, Cardell could remain in the building without paying rent and only paying taxes and insurance for the remaining 3 years without business activity.”

Executive Director Chandra Spenrath explained that the addition would need approval by the Board and that she forwarded the Modification to Kim James, CEO of Cardell for his review, but has not received a response. Executive Director Spenrath stated that she asked CDC Attorney Ronny Collins if they have received the returned signed agreement from Cardell, and he replied that they have not.

After some discussion, the Board came to the consensus to approve the Modification with the additional paragraph.

MOTION was made by Randy Collins and Seconded by Alan Heskamp to accept the modification of lease with Cardell Cabinets c/o BJ Tidwell Industries Inc. as submitted. The Motion passed unanimously.

6. Update on presentation of City Development Corporation Budget to El Campo City Council.

Executive Director Chandra Spenrath stated that the FY 2010-2011 Budget of the CDC was approved by El Campo City Council. No further action would be needed.

7. Michael Wall with the El Campo Little League gave an update on Project Diamond/EC Little League.

Mr. Wall updated the Board that there will be a Public Meeting held by the El Campo Little League on Sunday, September 19, 2010. The purpose of the meeting will be to update the public on the efforts and progress of the Project Diamond, elect new Board Members and encourage interest in the Project. Mr. Wall stated that unfortunately the Park Development Committee had been unsuccessful in their attempts of procuring land within the City Limits.

Directors Randy Collins and Alan Heskamp questioned Mr. Wall on the status of Grant applications. Mr. Wall stated that no grant applications have been submitted, due to the question of location. A specific location would be required for the final set of plans and the plans are required for the grant applications. Currently the only pledged funding is that of the CDC and the Rotary Club.

Director Randy Collins expressed to Mr. Wall that the leadership and administration with the City is changing and that there may be possibilities for a partnership between the Little League and the City.

After more discussion, the Board came to the consensus that Executive Director Chandra Spenrath would assist with coordinating a meeting regarding Project Diamond between a representative from the CDC, Rotary, Park Development Committee, Little League and the City of El Campo.

8. President Willis Adjourned the meeting at 9:56 am.