

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
January 17, 2011

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

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

CDC Attorney: Ronny Collins, Duckett, Bouligny & Collins

Ex-Officios Present: Mindi Snyder, El Campo City Manager; Richard Young, Mayor of El Campo

Others Present: Chris Barbee, Community Services Director; Leeanna Shimek, Northside Education Center Executive; Kyle Smith, University of Houston Coastal Plains Small Business Development Center; Michael Wall and Blake Lurker, El Campo Little League.

1. President Willis called the Meeting to order and noted a QUORUM at 2:03 pm.
2. The minutes from the Regular Meeting of December 14, 2010 were in the Board Book for approval.

Randy Collins made the MOTION to approve the minutes of the Regular Meeting of December 14, 2010 as presented. The Motion was Seconded by Alan Heskamp and passed unanimously.

3. The minutes of the Project Diamond-El Campo Little League Workshop held on January 11, 2011 were in the Board Book for approval.

MOTION was made by Randy Collins to approve the minutes of the Project Diamond-El Campo Little League Workshop held on January 11, 2011 as presented. Seconded by Alan Heskamp, the Motion passed unanimously.

4. The bills and financial reports for the month of December were reviewed.

President Willis moved to Agenda #8 Receive update on Revitalization Campaign.

5. Update on Revitalization Campaign.

Executive Director Spenrath gave a brief update on the Revitalization Campaign. The CDC has received five applications total. Four of the applications have been sent acceptance letters and the fifth application is on hold for additional information.

6. Update on Project Diamond/EC Little League, discuss and take any necessary action.
 - A. Discuss and consider request for extension to deadline set in MOA.

President Willis asked CDC Attorney Ronny Collins to advise what the CDC could or could not do legally in regards to a possible extension. Mr. Collins stated that since the voters were referred

to the Memorandum of Understanding as the legally binding document on the ballot and since the June 2012 date is specifically stated in the MOU, the CDC could not issue an extension without first going to the voters. Mr. Collins advised the issue could be placed on the May 2012 election ballot if needed, otherwise a special election would need to be held and the CDC would incur the cost.

The Board of the CDC agreed that if an extension was needed, there would be enough time to place on the May 2012 ballot prior to the June 2012 deadline without holding up the Project. Michael Wall with the El Campo Little League concurred and stated that the Little League is currently in discussions with an architect and engineer to proceed with the Project as if the location would remain the same. Mr. Wall has submitted a letter of inquiry to the “Baseball Tomorrow Fund” and is awaiting response to apply for their grant. The Little League is also looking into hosting a fundraiser to coincide with the 50th Anniversary of the 1961 World Series group.

Vice President Alan Heskamp questioned if the Little League had raised any funds in addition to the CDC and El Campo Rotary Club. Mr. Wall stated they have not been able to apply for any additional funding because most foundations require firm estimates, designs and engineering. Mr. Heskamp questioned that in a previous presentation, Mr. Wall stated the Little League had estimates. Mr. Wall replied that the Little League only has preliminary information, which is guesswork – firm numbers and information would be needed.

Leeanna Shimek with the Northside Education Center offered any assistance with the grant writing procedure, explaining her experiences applying for grants for the Northside Center renovation. Mr. Wall stated that he does not need help writing the actual grant applications, just finding additional grants for which the Little League qualifies.

President Willis asked CDC Attorney Ronny Collins if the language in the MOU restricted the location of Project Diamond. Mr. Collins advised it did not restrict the location, because the Project was not committed to a location in the Agreement.

Chris Barbee asked Mr. Wall if the design and engineering services that the Little League is preparing to pay for, would be transferable to a new location. Mr. Wall replied that some of the information, such as topographical, geological, and surveying would be not transferable, but other data such as concession stand design, layout etc might be transferable depending on what the City plans for the park. Blake Lurker with the El Campo Little League stated that it would not be a big financial commitment to proceed with and he has worked closely with Don Naiser and Ken Shanks on prior projects. Mr. Lurker stated that he felt the Little League could get Mr. Naiser and Mr. Shanks to either donate their services or wait until the end of the project for payment.

The Board came to the consensus for the EC Little League to continue with their grant work for Project Diamond at its current location while the City works towards procuring a new site for the Project.

7. Receive quarterly workforce development update from Northside Education Center, discuss and take any necessary action.

Northside Center Executive Director Leeanna Shimek gave an update on continuing education classes offered and activities of the Northside Education Center.

8. Discuss scheduling dates for tour of Prasek’s Manufacturing and Distribution.

The Board came to the consensus to meet at Prasek's on a Thursday or Friday morning. President Willis asked Executive Director Spenrath to email potential dates to the Board.

9. President Willis opened Executive Session at 2:55 to:

A. Consult with Attorney as authorized by Section 551.071 of the Texas Government Code, regarding the Earl Joy suit.

10. Open Session reconvened at 3:10

B. Take action, if necessary regarding consultation with attorney: NO ACTION TAKEN

11. President Willis Adjourned the meeting at 3:10 pm.