

**CITY DEVELOPMENT CORPORATION OF EL CAMPO**  
**REGULAR MEETING**  
**February 21, 2011**

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

Board Members Absent: 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: Stephen Van Manen, Harrison, Waldrop & Uherek, L.L.P.; Dave Drewitt, Tim Supak, Covy Rod, Leigh Ann Johnson, Linc Lutrick, Heath Radley, Lane Lauritsen, and Robert Kainer, El Campo Country Club.

1. President Willis called the Meeting to order and noted a QUORUM at 3:01 pm.
2. The minutes from the Regular Meeting of January 17, 2011 were in the Board Book for approval.

Alan Heskamp made the MOTION to approve the minutes of the Regular Meeting of January 17, 2011 as presented. The Motion was Seconded by David Allgayer and passed unanimously.

3. The bills and financial reports for the month of January were reviewed.

President Willis moved to Agenda #7 Receive report on 2011 Wharton County Job Fair.

4. Receive report on 2011 Wharton County Job Fair.

Executive Director Spenrath reported that the 2011 Wharton County Job Fair had over 20 vendors/employers and approximately 250 applicants. The Job Fair received compliments from the recruiters and one of the employers was able to interview and hire two people. Approximately 30 students also attended the Job Fair and after visiting with at least three booths, were entered in a drawing cosponsored by the El Campo Chamber to win an iPod Touch.

5. Receive and review City Development Corporation's FY 2009-2010 Audit by Harrison, Waldrop & Uherek, L.L.P., discuss and take any necessary action.

Stephen Van Manen with Harrison, Waldrop & Uherek, L.L.P. presented the CDC's FY 2009-2010 Audit. Mr. Van Manen stated the CDC received a "clean opinion" which is the most desired form of opinion that a CPA can give. Mr. Van Manen noted that the Financial Statement showed total expenses for the year were more than the total revenues due to the payoff of the Silver Streak Bass Note, stating that they concurred with the decision to pay the Note.

MOTION was made by Alan Heskamp and Seconded by Randy Collins to approve the Fiscal Year 2009-2010 Audit of the City Development Corporation. The Motion passed unanimously.

6. Update on Project Diamond/EC Little League, discuss and take any necessary action.

Michael Wall provided a progress report prior to the meeting that was included in the Board's Packet. Letters of inquiry have been submitted to the Trull Foundation, Johnson Foundation, and Baseball Tomorrow. El Campo City Manager Mindi Snyder reported that the City is still in negotiations with a land owner and City Council recently approved doing an Open Space Parks Master Plan. Mrs. Snyder stated that she is hoping to be able to have it presented to the Council in May.

7. Update on Revitalization Campaign.

Executive Director Spenrath gave a brief update on the Revitalization Campaign. The CDC has received eight applications total. There have not been any completed projects turned in for reimbursement. There are still funds available for applications turned in prior to March 1.

8. President Willis opened Executive Session at 3:20 to:

- A. Discuss and deliberate economic development negotiations, as authorized by TEX. GOV'T CODE ANN. 551.087, regarding Project Country Club.

9. Open Session reconvened at 4:08:

- B. Take action, if necessary regarding economic development negotiations:

MOTION was made by David Allgayer to offer the El Campo Country Club a loan of \$33,870 amortized for 2 years at 2% interest, with an early payoff incentive of 0% interest if paid off at 1 year. Randy Collins Seconded the Motion and it passed unanimously.

10. President Willis Adjourned the meeting at 4:10 pm.