

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
September 21, 2015

Board Members Present: Kinnan Stockton, David Allgayer, Larry Russell, John Hancock.

Board Members not present: Wesley Lange

Staff Present: Beverly Supak, Eco. Development Specialist/Interim Director

Others Present: Mindy Snyder, City Manager; Ronny Collins, City Attorney; Rebecca Munos, Chamber of Commerce; Jonathan Frels, Bracewell & Giuliani, Bond Council to the City; Jim Gilley, U.S. Capital Advisors, financial advisor to the City.

Kinnan Stockton called the Meeting to order at 3:15 PM.

Kinnan Stockton took roll of Directors and noted a QUORUM.

Larry Russell led the Pledge of Allegiance.

Item #4. Public Comments:

At this time, any person with City Development Corporation-related business, not scheduled on the agenda, may speak to the CDC Board. In compliance with the Texas Open Meetings Act, the CDC Board is limited to making a statement of specific factual information in response to the inquiry, or reciting existing policy, but may not discuss, deliberate, or take any action on any item. The issue may be placed on a future agenda for consideration.

Deliberately moved to:

Item #10. Review and consider draft of Frontage Road partnership agreement with City of El Campo and Tx DOT, and take any necessary action. MOTION by Larry Russell to dedicate \$500,000 over the course of three years to be held towards payment on Frontage Roads, seconded by John Hancock. MOTION passes unanimously.

Item #5. Review and consider approval of minutes of the Regular Meeting of August 17, 2015.

MOTION by Larry Russell to approve the minutes of the Regular Meeting of August 17, 2015, seconded by David Allgayer. Motion passes unanimously.

Item #6. Review bills and financial report, and take any necessary action.

- a. Receive information regarding the City Council meeting of August 17, 2015. The Council approved the FY 2015-2016 Budget. The council also approved the purchase of 2.21 acres in Meisel Industrial Park for access to the 25 acres recently purchased. No action taken.
- b. Review financial information submitted to board for future streamlining of packet. Beverly Supak had removed all sales tax information before 2009, and this will be part of the regular packet submitted to the Board in the future by the City of El Campo. No action taken.
- c. Receive information regarding changes in the Visa/Mastercard account. A new card was received, and the old account audited and closed. No action taken.

- Item #7. Review Revitalization Program, discuss and take any necessary action.
- a. Kainer-Erwin signage – MOTION by John Hancock to table the decision to approve the Tier I grant until the opinion from the Attorney General is finalized, seconded by Larry Russell. MOTION passes unanimously.
 - b. Project Corn – United Ag – Progress is rapid and target date for completion is 60 days.
 - c. Jr.'s Smokehouse – Incentive agreement amendment. MOTION by Larry Russell to amend the start date of the job creation agreement from January 1, 2015, to July 1, 2015, seconded by David Allgayer. MOTION passes unanimously.
 - d. Letter of receipt from Attorney General's office regarding revitalization opinion. MOTION by John Hancock to approve \$1000 for the attorney to prepare and file a brief in support of the Revitalization Program, seconded by David Allgayer. MOTION passes unanimously.
 - e. Revitalization Program reinstatement – the Board requested to look at the waiting list of revitalization applications and their NAICS codes, and see if any would qualify at this point. This will be done at the October 19th meeting.

Item #8. Review and consider approval of contract for monthly accounting services with the City of El Campo, and take any necessary action. MOTION by Kinnan Stockton to accept the contract for accounting services by the City of El Campo, seconded by David Allgayer. MOTION passes unanimously.

- Item #9. Review and consider Winfield Solutions business, and take any necessary action.
- a. Lease Agreement – MOTION made by Larry Russell to allow Kinnan Stockton to sign the lease agreement when received by the attorney from Winfield, seconded by John Hancock. MOTION passes unanimously.

Item #11. Receive information regarding the Joint Meeting to be held at 11:00 AM Tuesday, September 22, 2015, at the Civic Center, Myatt Room, between the City Council, CDC, School Board, Chamber of Commerce, and ECEDC. No action taken.

Kinnan Stockton adjourned the Regular Meeting into Closed Session at 4:36 PM.

Meeting reconvened into Open Session at 5:01 PM.

- Item #14. Take action regarding Closed Session.
- Regarding the purchase of the Ranger lot in Meisel Park – MOTION by John Hancock to offer to purchase back Unit I, Lot 6-A, purchased from the CDC in July, 2015, for the net amount, seconded by David Allgayer. MOTION passes unanimously.

Regarding the bids for clean-up of the 25 acres recently purchased by the CDC – MOTION by John Hancock to accept the bid from D.A.M. services, seconded by Kinnan Stockton. MOTION passes unanimously.

Kinnan Stockton adjourned the Open Session at 5:05 PM.