

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
December 15, 2008

Board Members Present: Randy Collins, Don Naiser, Gwen Willis, Bobby Perez, Alan Heskamp

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

CDC Attorney: Ronny Collins

CDC Ex-Officios: Phillip Spenrath, Mayor of El Campo

Others: Kyle Smith, University of Houston Coastal Plains Small Business Development Center; Michelle Lozano, El Campo Leader News; Gary Kuhn, Zachry American; Gary Bushell, Alliance for I69 Texas.

1. President Willis called the Meeting to order and noted a QUORUM at 3:03 pm.
2. The minutes from the Regular Meeting of November 10, 2008 were in the Board Book for approval.

MOTION was made by Bobby Perez and Seconded by Don Naiser to approve the minutes of the Regular Meeting held on November 10, 2008 as presented. The Motion passed unanimously.

3. Bills were reviewed.
4. Placing an advertisement in "Experience El Campo" was on the Agenda for consideration and possible action.

Michelle Lozano with the El Campo Leader News handed out copies of "Experience El Campo" and referenced the CDC's prior advertisements on pages 4, 16 and 26. 8,000 copies of the magazine will be printed this year and distributed to various places. There will be sections on local healthcare, "boy's toys", hunting and fishing, and ladies afternoon. \$2023 was approved by the CDC for last year's advertisements in "Experience El Campo". Executive Director Spenrath noted that the CDC did not have specific calls resulting from the ads.

After further discussion, the Board came to the consensus that Executive Director Spenrath would create the advertisement again, but that the amount spent would be less.

Alan Heskamp made the MOTION to approve \$1340 for the advertisement in "Experience El Campo". Bobby Perez Seconded the Motion and it passed unanimously.

5. Gary Kuhn with Zachry American gave a presentation regarding I69 and the Freight Shuttle.

President Willis moved to Agenda item #8 Review, discuss, and take possible action on 12 month Goals.

6. A copy of the 12 month Goals derived from the October 8, 2008 LCRA facilitated workshop of the CDC was reviewed for discussion and possible action.

Director Alan Heskamp compiled a rough draft of the goals resulting from the LCRA retreat and discussions held during meetings. Alan recommended forming a committee consisting of Chandra, Don, and himself.

President Willis appointed Director Alan Heskamp, Secretary/Treasurer Don Naiser and Executive Director Chandra Spenrath to a committee to review the Goals and devise a plan to be reviewed and approved at the next CDC Meeting.

7. Executive Director Chandra Spenrath gave a Staff Report and Update on :
 - A. Update on Rail
 - B. Tour of South Texas Project Nuclear Plant
 - C. Executive Director's attendance at Victoria Economic Development's Annual Event
 - D. Sizemore marketing
 - E. City Council meetings
 - F. 2009 Job Fair
 - G. Executive Director's appointment to LCRA Lower Colorado Basin Advisory panel
 - H. City Council's request for 4A/4B presentation
 - I. Executive Director's attendance at IEDC training

President Willis moved back to Agenda item #7 Request from the Northside Education Center regarding share of expense for lawn and landscape maintenance.

8. A request from Northside Education Center for share of expense for lawn and landscape maintenance was on the Agenda for consideration and possible action.

Executive Director Chandra Spenrath read an email from CDC Attorney Ronny Collins discouraging the CDC from sharing the expense for lawn and landscape maintenance at the Northside Education Center. Reasons given were 1. The lease agreement between CDC and NEC specifically states that NEC will be responsible for all costs in maintaining the facility 2. The mowing bid included the entire Northside property, which the CDC is not involved with, such as Boys and Girls Club.

After some discussion, President Willis asked Ronny if the CDC could cover the cost for the occasions when a Prospect comes to the office and the property needs mowing. Attorney Ronny Collins advised it would be acceptable, as long as it didn't happen regularly.

MOTION to Table the request from the Northside Center was made by Don Naiser. Alan Heskamp Seconded the Motion and it passed 4-1, with Don Naiser, Alan Heskamp, Bobby Perez, Randy Collins voting for and Gwen Willis voting against.

9. President Gwen Willis opened EXECUTIVE SESSION at 4:52 PM to:
 - A. Discuss and deliberate economic development negotiations, as authorized by TEX. GOV'T CODE ANN. 551.087, regarding:
 - a. Project Palacios
 - b. Project Crop Science
 - c. Project Diamond
 - d. Project Link

10. OPEN SESSION reconvened at 5:20 pm.

A. Action taken regarding economic development negotiations: NONE TAKEN.

President Willis revisited Agenda #8 Review, discuss, and take possible action on 12 month Goals at the request of Secretary/Treasurer Don Naiser.

11. A copy of the 12 month Goals derived from the October 8, 2008 LCRA facilitated workshop of the CDC was reviewed for discussion and possible action.

President Willis reopened Executive Session to discuss personnel matters regarding the 12 month Goals.

12. President Gwen Willis opened EXECUTIVE SESSION at 5:20 PM to:

A. Discuss personnel matters, as authorized by Section 551.074 of the Texas Government Code regarding 12 month Goals derived from the October 8, 2008 LCRA facilitated workshop of the CDC.

B. OPEN SESSION reconvened at 5:26 pm.

13. Action taken regarding personnel matters: NONE TAKEN.

14. President Willis Adjourned the meeting at 5:26 pm.