

CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING
January 11, 2010

Board Members Present: Gwen Willis, Alan Heskamp, Bobby Perez, Wesley Lange, Randy Collins

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

CDC Attorney: Ronny Collins

Ex-Officios Present: Phillip Spenrath, Mayor of El Campo; John Steelman, City Manager

Media: Brenda Sommers, El Campo Leader News

Others Present: Leeanna Shimek, Northside Education Center; Jeff Fuechec, Commercial State Bank; Carolyn Roy, Prosperity Bank; Brandon Zabodyn, First State Bank of Louise; Michael Wall, El Campo Little League.

1. President Willis called the Meeting to order and noted a QUORUM at 3:02 pm.
2. The minutes from the Regular Meeting of December 21, 2009 were in the Board Book for approval

MOTION was made by Bobby Perez and Seconded by Wesley Lange to approve the minutes of the Regular Meeting held on December 21, 2009 as presented. The Motion passed unanimously.

3. Discuss Transportation Enhancement Grant application regarding 4B Bike Trail Project.

President Willis explained that she requested for the Enhancement Grant for the 4B Bike Trail Project be placed on the Agenda, because Executive Director Chandra Spenrath worked very hard in getting the Project going and President Willis wanted the Board to be aware of the progress. Executive Director Spenrath stated that the application was completed and submitted to TX Dot, and it was a great learning process for future grants and partnerships with the City.

Secretary/Treasurer Alan Heskamp complemented Executive Director Spenrath and staff for the effort and dedication placed into the Project.

President Willis moved to Agenda Item #7 Review Winfield Solutions insurance coverage.

4. Review Winfield Solutions insurance coverage for Divide Street building, take any necessary action.

Executive Director Spenrath explained that Winfield Solutions has taken out an insurance coverage policy on the Divide Street building. The lease signed with the City Development Corporation specified that they were financially responsible for reimbursing the CDC for the cost of insurance. Winfield Solutions is requesting an amendment allowing for their company to provide the coverage. CDC Attorney Ronny Collins had reviewed the proof of coverage provided by Winfield Solutions and approved.

Alan Heskamp made the MOTION to amend the lease agreement with Winfield Solutions, allowing them to provide insurance coverage for the Divide Street building. The Motion was Seconded by

Wesley Lange and passed unanimously.

5. Discuss 4B Project Little League Diamond, take any necessary action.

Michael Wall updated the Board that the Little League is currently working on applying for grants with Texas Parks and Wild Life, the Johnson Foundation, Major League Baseball, and all the standard organizations. He stated that many of the organizations require matching funds. Rotary Club has committed to the Project and Kansas City Southern has been contacted for sponsorships. He stated that there are smaller, private groups that may be interested in investing as well, but requesting their assistance would be dependent on the final design, which is difficult to complete without knowing how much funds will be received. Vice President Bobby Perez expressed his concern that the funds pledged from the CDC should be part of a piece of the funding, not the main source. Mr. Wall stated that it would depend on what the Little League received above and beyond the CDC's contribution. He mentioned that the El Campo ISD could also be re-approached for assistance, and that the renovations for the field used by the High School were removed from the current plans because the ECISD School Board declined the Little League's request for assistance. The renovations cut from the plans included the remodel of the restrooms located near the High School field. The estimate of redoing those restrooms would be approximately \$40,000, and approximately \$300,000 for the field. Mr. Wall stated that the High School field was not critical to the operation of the Little League.

President Willis expressed concern that if the entire funding needed for the Little League wasn't received, then the repairs would be partially made instead of the total revamp. CDC Attorney Ronny Collins advised that the CDC's portion could be contingent on the Little League receiving an additional specified amount.

Secretary/Treasurer Alan Heskamp asked if the CDC could give a letter of commitment to place the Project before the voters a year from now, to give the Little League time to raise the funds. Michael Wall said that the grant applications would require the actual cash on hand. Board Member Randy Collins asked if the language on the ballot could specify that the CDC would commit up to \$500,000 subject to matching grants or contributions. CDC Attorney Ronny Collins said that it should be specified in an Operating Agreement and that would be included in the information on the ballot.

Executive Director Chandra Spenrath suggested forming a committee including active community members to research all possibilities for the Project's needs, location and funding. Executive Director Spenrath stressed the importance of ensuring the success of taking the Little League 4B Project before the voters and that City Council still needed to be included to seek their advice and concerns and reiterated that for this Project to be included on the May election ballot, a lot needed to be accomplished in a short period of time.

After more discussion, the Board of the City Development Corporation came to a consensus to direct Attorney Ronny Collins to create an Operating Agreement between the City Development Corporation and the El Campo Little League and present the Agreement at a Special Called Meeting.

Randy Collins made the MOTION to hold a Special Called Meeting on Tuesday, January 19, 2009 at 4pm located at the Northside Education Center for discussion and possible action on the Operating Agreement with the El Campo Little League regarding funding of the Project. With a Second by Bobby Perez, the Motion passed unanimously.

6. Discuss Northside Center's Phase III Project, take any necessary action.

CDC Attorney Ronny Collins updated the Board that the Northside Center is not considered a dedicated career center since it is secondary education and he felt confident that the Project was

permissible for the City Development Corporation to make the expenditure.

7. President Willis Adjourned the meeting at 4:24 pm.