

**CITY DEVELOPMENT CORPORATION OF EL CAMPO**  
**REGULAR MEETING**  
**April 22, 2013**

Board Members Present: Kinnan Stockton, David Allgayer, Wesley Lange, Randy Collins, and Larry Russell

Staff Present: Chandra Spenrath, Executive Director; Rebekkah Jones, Executive Assistant

Others Present: Mindi Snyder, City Manager; Kyle Smith, University of Houston Coastal Plains Small Business; Scott Chambers; Rebecca Munos, El Campo Chamber Director; Clay Harris, Public Works Director

1. Kinnan Stockton called the Meeting to order at 3:00 PM.
2. Kinnan Stockton took roll of Directors and noted a QUORUM.
3. Randy Collins led the Pledge of Allegiance.
4. Intentionally skipped to Item #6. Update on Project Diamond/EC Little League, discuss and take any necessary action.

Clay Harris said that the city crews have been out working on the site and said as of today water has been run to the concession stands and they are about 50 % finished with the water lines. Clay Harris said sanitary will be sent to the Little League portion of the park by the end of this week. Clay Harris said they are putting in the driveway right now and the first portion entrance road should be done next week. Clay Harris noted that they are one month away from being done with road. Clay Harris also said utilities are there and will be extended to the Little League portion of the field by this week; utilities should be completed in two to three weeks as long as the weather is compliant. Chandra Spenrath noted that she emailed Pat Krpec with El Campo Little League but he was unable to attend today's CDC meeting. Clay Harris has a meeting set with AEP (American Electrical Power) to see what their timeline is with power. David Allgayer said that his crew is about 90% done with the dirt work.

5. Intentionally skipped to Item #7. Receive and discuss report and funding request from University of Houston Coastal Plains Small Business Development Center FY 2013-2014, take any necessary action.

Kyle Smith thanked the CDC for their continued support. Kyle Smith gave the updated report from 2012-2013 stating that jobs are being added by the week. Kyle Smith said Leedo has added jobs as well as several smaller businesses opening as well. Kyle Smith said that training classes are still happening at Northside Education Center. Kinnan Stockton asked if the North Steel Plant is still happening. Kyle Smith said yes and they are starting in July. Chandra Spenrath said that Carolyn Thames with Workforce Development spoke at the El Campo Rotary meeting regarding the North Steel Plant using Workforce Development to hire new employees. Randy Collins asked if Formosa was expanding. Kyle Smith said yes he heard they were expanding.

MOTION was made to continue the CDC's support of the University of Houston Coastal Plains Small Business Development Center in the amount of \$11,000 per the CDC's budget by Wesley Lange and Seconded by Randy Collins. The MOTION passed unanimously.

6. Intentionally skipped to Item #9. Receive proposal for the CDC and City of El Campo to partner in the completion of infrastructure on S. Mechanic St. and E. Alfred St., discuss and take any necessary action.

Wayne Popp, with City of El Campo, said the Lone Star Inn is on a high slope and the parking for the overflow for a funeral at the cemetery will be an issue. Randy Collins asked who owns the property behind the hotel. Wayne Popp said the hotel owners own that property as well. Randy Collins said he would like to see the entire block done now. Wayne Popp said they are asking the CDC to help with just the cost of the pipe; the city will take care of the other costs and placing of the pipe. Larry Russell asked what strain this would put on the city crews. Clay Harris said the pipe would only take a week to install and is a relatively easy project. Wesley Lange asked Chandra if this project is in the scope of the CDC's allowances. Chandra Spenrath said that she spoke with Attorney Ronnie Collins regarding this matter and said it is permissible.

MOTION was made to allow \$25,000 to complete the pipeline infrastructure on S. Mechanic St. and E. Alfred St. by Larry Russell and Seconded by Randy Collins. The MOTION passed unanimously.

7. Intentionally skipped to Item #12. Board members opened executive session at 3:15 PM:
  - A. Discuss and deliberate real estate negotiations, as authorized by Section 551.072 of the Texas Government Code, regarding:
    - a. Project Chamber
    - b. Report on Economic Development negotiations and prospects

8. Board Members reconvened open session at 3:42 PM.

NO ACTION was taken.

9. Intentionally skipped to Item #4. Review and consider the minutes from the Regular Meeting of March 18, 2013 that were in the Board Packet for approval.

MOTION was made to approve the minutes of the Regular Meeting of March 18, 2013 by Larry Russell and Seconded by Wesley Lange. The MOTION passed unanimously.

10. Intentionally skipped to Item #5. Review bills and financial report.
11. Intentionally skipped to Item #8. Review and discuss financial investments, take any necessary action.

Chandra Spenrath noted a new spreadsheet in the board packet and reviewed the monies for CD and CDAR deposits. Attorney Ronnie Collins said he had not spoken with Chandra Spenrath regarding whether any legislation had been passed regarding the FDIC coverage and as of now there has not been any change and there is still no definitive answer. Chandra Spenrath noted that as the decision to move money around is being

made to keep in mind that in two months the CDC may have to write a check for \$500,000 for the ballpark. Chandra Spenrath said the money can either stay in an account to be used in a couple of months or be put in a CD and may be pulled out again in two months. Randy Collins asked if there is any legislation in process for changing the FDIC rules. Attorney Ronnie Collins said there is not any legislation as of now. MOTION was made to move CDC monies according to the report to comply with the Public Funds Investment Act by Kinnan Stockton and Seconded by Wesley Lange. The MOTION passed unanimously.

12. Intentionally skipped to Item #10. Review Revitalization Program, discuss and take any necessary action.

- A. Dr. Melissa K. Erwin

Chandra Spenrath discussed the Revitalization application for Dr. Melissa K. Erwin.

MOTION was made to accept the application request of Dr. Melissa K. Erwin by Larry Russell and Seconded by David Allgayer. The MOTION passed unanimously.

13. General Marketing, discuss and take any necessary action.

- A. Website
  - B. Billboards
  - C. Print Media
  - D. Community Video

Chandra Spenrath noted the magazine print media in the board packet and due to the time constraint of having the City Council meeting right after the CDC meeting, asked the board members to review this information for next month's meeting. Chandra Spenrath noted that the billboard is up on HWY 59 and said that there has been a large response of positive feedback from the public regarding the billboard.

Kinnan Stockton said he had a question regarding old business from last month's meeting and asked about the audit item and having a CPA on contract with the CDC. Chandra Spenrath said that the CDC has requested proposals from CPA's and have not received the proposals yet. Chandra Spenrath noted that when the proposals are in, they will be added back on to the agenda for discussion.

Chandra Spenrath asked for any meeting dates that might need to be changed for summer. Randy Collins said he cannot attend the May 20, 2013 meeting. Kinnan Stockton suggested moving the meeting to the second Monday in May. Chandra Spenrath said she will email regarding dates.

14. Kinnan Stockton adjourned the meeting at 3:56 PM