

**CITY DEVELOPMENT CORPORATION OF EL CAMPO**  
**REGULAR MEETING**  
**June 24, 2013**

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

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

Others Present: Mindi Snyder, City Manager; Richard Young, City Mayor; Daryl Socha and Pat Krpec, El Campo Little League; Attorney Ronny Collins

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. Review and consider approval of minutes of the Regular Meeting of May 13, 2013.

MOTION was made to approve the minutes of the Regular Meeting of May 13, 2013 by Larry Russell and Seconded by Wesley Lange. The MOTION passed unanimously.

5. Review bills and financial report.
6. Update on Project Diamond/EC Little League, discuss and take any necessary action.

Pat Krpec gave an overview of the field work that has been happening and said they are still working on the old bid of \$3.6 million. Pat Krpec said the naming rights and other fundraising initiatives and including the CDC \$500,000 funds are totaling around \$2.11 million. Wesley Lange asked if Pat Krpec and the Little League think the project will be substantially completed by July 1, 2013. Pat Krpec said the baseball fields should be completed, but the lights may not be completely done due to the timing issue of having the lights from the high school and the Little League packaged together. Pat Krpec said the concession stand will be started but may not be finished. Kinnan Stockton asked if AEP had set the transformer at the ball park. David Allgayer said he saw AEP at the field today and they were working on it. Kinnan Stockton said that himself, Chandra Spenrath and Attorney Ronny Collins met three weeks ago to discuss the ballpark situation and the deadline set by the voters as June 30, 2013. Kinnan Stockton said Attorney Ronny Collins is working on the definition of "substantially complete" and that due to the date of this meeting and deadline date of June 30, 2013, that it is not proper timing for the CDC board to call for a vote. Kinnan Stockton said at the July CDC meeting a vote will be called based on the documentation given and on hand. Attorney Ronny Collins said it is important for the CDC Board members each go out to the park on or around the June 30, 2013 deadline and do their own inspection. Kinnan Stockton asked if there was an agreement between the Little League, the City of El Campo, and the high school. Mindi Snyder said that when they started out early, the thought was that this would be a joint project; however, it has now become separate projects with the city maintaining outside of the fences and the Little League maintaining within the fences. Kinnan Stockton asked if the City was providing any services to the Little League and Mindi Snyder said no not

within the fences; however there will be easements for water, etc. Wesley Lange asked if Pat Krpec or someone from Little League will be available at the end of the month to be at the site to show board members around the park and fields. Pat Krpec said yes there will be someone that can be there to show them around. Pat Krpec asked Kinnan Stockton if there needs to be an agreement between the city and the Little League and the High School. Kinnan Stockton said personally he does not see that it is necessary. Ronnie Collins said he agreed with Mindi Snyder in that the agreement was something that was initially thought of when the City was going to own the entire park; now that the scope has changed and the High School owns their part the agreement is now not necessary.

7. Review Revitalization Program, discuss and take any necessary action.

Chandra Spenrath said the spreadsheet is in the board packet for review. Chandra Spenrath said there are several potential applicants however they have not turned in their information just yet. Randy Collins said this is probably one of the most successful programs the CDC has ever had.

8. Board members opened executive session at 3:20 PM
  - A. Discuss and deliberate economic development, as authorized by Section 551.087 of the Texas Government Code, regarding:
    - a. Project Chamber
    - b. Report on Economic Development negotiations and prospects
  - B. Discuss and deliberate real estate negotiations, as authorized by Section 551.072 of the Texas Government Code, regarding:
    - a. Project O'Connor

9. Board Members reconvened open session at 3:52 PM.

In Regards to incentives for Project Chamber:

MOTION to provide \$60,000 for Project Chamber at the completion of Building and Site Improvements with proof of supporting documents and an additional \$60,000 for 25 jobs, payroll average of \$600,000, and 15% tolerance over an average of 3 years was made by Larry Russell and Seconded by David Allgayer. The MOTION passed unanimously.

In Regards to Project O'Connor:

MOTION to approve the Project O'Connor contract as presented with the exception of the brokerage fee was made by Wesley Lange and Seconded by Randy Collins. The MOTION passed unanimously.

In Regards to Project Chamber:

MOTION to approve the contract with the changes recommended by Attorney Ronny Collins and to authorize the President of CDC to sign was made by Larry Russell and Seconded by Wesley Lange. The MOTION passed unanimously.

10. Kinnan Stockton adjourned the meeting at 4:05 PM