

The Willis Community Development Corporation of the City of Willis, Texas convened in regular session at city hall on the date and time aforesaid, with the following members present:

Mary Reed, President
Lisa Toliver, Board Member
Sonda Toliver, Board Member
Tamar Young-Hector, Board Member
J. Rice, Board Director
Marissa Quintanilla, City Secretary
Robert Evans, City Manager
Taylor Whichard, Public Works Director
Beth Rodriguez, Finance Director

And the following members absent: Teresa Herod, Yolanda Harris, and Sharon Luster, constituting a quorum at which time the following business was transacted to-wit:

1. Call to order the regular meeting.
Mary Reed called the meeting to order at 5:30 p.m.
2. Roll Call, Pledge of Allegiance, and Invocation
I Pledge of Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all. Honor the Texas Flag. I pledge allegiance to thee Texas, one state under God, one and indivisible.
Ms. Reed called roll; Teresa Herod, Yolanda Harris, and Sharon Luster were absent. Pledges were recited. J. Rice gave the invocation.
3. CITIZENS INQUIRY
 - a. Public Comments
Tre Sembara, introduced himself as the 1097 Newspaper. Mr. Sembara stated he was very interested in, and asked about the July 4th festival. Mr. Rice explained to Mr. Sembara that during public comments the board could not responds, but asked Mr. Sembara to contact him after the meeting.
4. CONSENT AGENDA
 - a. Approval of minutes of the previous November 24, 2020 regular meeting.
Mr. Rice stated that after reviewing the minutes item 5b, there was a phrase that needed a little more clarity about the phrase that was being removed. Motion was made by Tamara Young-Hector to approve the minutes with the corrections. Sonda Toliver seconded the motion. Tamara Young-Hector, Mary Reed, and Sonda Toliver voted for the motion. Lisa Toliver abstained. Motion carries.
 - b. Approval of financial statements.
Beth Rodriguez was introduced as the new Finance Director. Ms. Rodriguez stated that after speaking with Mr. Rice, she is hoping to have full financials for the board at the next meeting. Motion to approve the financial statements was made by Tamara Young-Hector. Lisa Toliver seconded the motion. Motion passed unanimously.
5. NEW BUSINESS
 - a. Discuss and take action on an Engineering Request for Qualification (RFQ) for planning and design work on Lindley Street Park.
Mr. Rice stated that the park committee met last Wednesday and went out to Lindley Park and looked at it. Mr. Rice stated we did have the survey back, and title and are ready to get started on planning and design. Mr. Rice stated that after MLK Park was finished there was some discussion about considering other engineering firms. Mr. Rice stated this would require for us to go out for request of qualifications,

which we can, but he'd received some news since last week. Mr. Rice stated that Bleyl Engineering, through Derek Wind called him and stated that Bleyl would like to do the design work for no fee on the park. Mr. Rice stated this was about \$25,000 to \$30,000 value. Mr. Rice stated he wanted the board to know this and asked Mr. Wind for further explanation. Mr. Wind stated that Bleyl has done engineering work for the board in the past, being the City engineer its something they are typically selected to do because they have already been prequalified at the City engineer. Mr. Wind stated they've had some discussions and miscommunications on the past project, and understanding that being very dedicated to their relationship with the City, they felt that this was something they could do. Mr. Wind stated this is not something easy for them to do, its not at small fee, its not a small project or a small amount of work, but they feel like they would be doing their part in the relationship with the City as well as something that's good for the community. Mr. Wind stated this was a multifaceted offer that will help both Bleyl and the board, something that will allow more funds to put into the community and something they can dedicated their services to. Mr. Wind stated that base on this they are willing to do the design at not cost. Mr. Wind stated he spoke with John Bleyl about this and moving forward will probably have a different team, and Mr. Wind would be the head of that team. Mary asked for any questions. None were received. Motion was made by Tamara Young-Hector that the board not go out for request for qualifications and accepts Bleyl Engineering's offer to do the design work for Lindley Park at no cost. Lisa Toliver seconded the motion. Motion passed unanimously.

6. EXECUTIVE SESSION

- a. Convene into closed executive session as provided by the Texas Open Meetings Act under Section 551.071 (consultation with an attorney on confidential matters); and Section 551.087 (deliberation on economic development proposals) under the Texas Government Code.
 1. Discuss commercial or financial information the Community Development Corporation (CDC) received from a business that the CDC seeks to have locate, stay, or expand in or near the city and with the CDC is conducting economic development negotiations.
Ms. Reed closed the open session at 6:18 p.m. and went into closed executive session
- b. Reconvene into open session to take action if necessary, on matters deliberated in closed executive session.
 1. Consider and approve or table an Economic Development Agreement (EDA) for a business and/or businesses to locate in the Willis CDC Jurisdiction.
The Board reconvened into open session at 7:11 p.m. No action was taken coming out of executive session.

7. REPORTS

Input from Board related to issues for possible inclusion on future agendas.
No reports.

8. ADJOURN

Motion was made by Tamara Young-Hector to adjourn. Lisa Toliver seconded the motion. Motion passed unanimously. The meeting adjourned at 7:13 p.m.

Marissa Quintanilla, City Secretary