

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  
Tamara Young-Hector, Board Member  
Yolanda Harris, Board Member  
Sharon Luster, Board Member  
Anthony Williams, Board Member  
Lisa Toliver, Board Member  
Sonda Toliver, Board Member  
J. Rice, General Manager  
Marissa Quintanilla, City Secretary  
Robert Evans, City Manager  
James Nowak, Chief of Police

And the following members absent: none, 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 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 indivisible.  
Ms. Reed called roll. Pledges were recited, Chief Nowak gave the invocation.
3. CITIZENS INQUIRY
  - a. Public Comments  
No public comments
4. CONSENT AGENDA
  - a. Approval of the minutes of the previous May 25, 2021 regular meeting.
  - b. Approval of financial statements  
The Board discussed the financial statements. Mr. Rice stated that after the Board received the financial report in May, there were three items he was concerned about. Mr. Rice stated that the first item that concerned him was the income stream, it was only showing at \$190,336.75 and in April of 2020 the sales tax was \$365,127.55 so something was wrong there. Mr. Rice stated that the interest income was only \$59.18, Mr. Rice stated the Board has over a million dollars in investments, so there should be more than that. Mr. Rice stated that Mrs. Rodriguez would be getting that corrected. Mr. Rice stated that the corrected statements show the income statement at \$524,359.74 which is good comparatively to last year. Mr. Rice stated that the interest income still only shows \$427.66 which is still incorrect, but Mrs. Rodriguez will be correcting that. Motion was made by Sharon Luster to approve the minutes of the previous May 25, 2021 regular meeting. Lisa Toliver seconded the motion. Motion passed unanimously. Motion was made by Sharon Luster to defer the approval of the financial statements till the next meeting. Yolanda Harris seconded the motion. Motion passed unanimously.
5. NEW BUSINESS
  - a. Public Hearing on 2021-22 Fiscal Year Budget and projects  
Mr. Rice stated that as a Type B Corporation, a public hearing has to be held on the projects that the corporation will be doing next year. Mr. Rice stated this was an open forum for anyone in the audience to

make comments on the budget or the project for next year. No comments from the public. Public hearing closed.

b. Discuss and take action on Board Members attending TML conference

Mr. Rice stated that if any board members wanted to attend the TML Conference to let Ms. Quintanilla know so that arrangements could be made.

c. Discuss and take action on Willis CDC building used by the YMCA for the after-school program.

Mr. Rice stated that he spoke with the YMCA and told them that the board wanted to end their relationship with the YMCA, she said ok. Mr. Rice stated he told them that they might want to get with Willis ISD and let them know what was going on and maybe they would like to continue the program. Mr. Rice stated he never heard back from the YMCA so he called Willis ISD and told them that the board had ended their relationship with the YMCA and if they wanted to keep the building. Mr. Rice stated that they did not want the building. Mr. Rice stated that we had to do something with the building. Mr. Rice stated he spoke with the City Attorney and he stated we could do a public auction or put a request for bids in the paper. Motion was made by Tony Williams to give J Rice authority to put the former building used by the YMCA up for bid or auction. Sonda 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 551.072 (deliberation regarding real property).

1. Real property

Mary Reed closed open session at 6:00 p.m. and Convened into executive session at 6:05 p.m.

b. Reconvene into open session and take action, if necessary, on matters deliberated in closed executive session.

The Board reconvened into open session at 6:30 p.m. Motion was made by Tony Williams to give J Rice authority to seek an appraisal on the real property discussed in executive session. Lisa Toliver seconded the motion. Mary Reed, Tony Williams, Tamara Young-Hector, Lisa Toliver, Yolanda Harris and Sonda Toliver voted for the motion. Sharon Luster abstained. Motion passed.

7. REPORTS

Input from Board related to issues for possible inclusion on future agendas.

Mary Reed commented on the splash pad, and how people are bringing their dogs. The board discussed having a park committee meeting and having a CDC meeting on October 12, 2021.

8. ADJOURN

Motion was made by Tony Williams to adjourn. Yolanda Harris seconded the motion. Motion passed unanimously. The meeting adjourned at 6:43 p.m.

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Marissa Quintanilla, City Secretary