

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF WEST COLUMBIA

CITY COUNCIL MINUTES
OF A SPECIAL MEETING
TUESDAY, JUNE 3rd, 2014

The City Council of the City of West Columbia, Texas, convenes this the 3rd day of June, 2014, at 7:00PM in a special meeting in the Council Chambers, 512 E. Brazos, West Columbia, Texas.

1. CALL TO ORDER: The meeting was called to order at 7:00PM by President Kincannon. Present were Kincannon, Thomas, Tindol, Maynor, Walker and Biedenfeld, City Manager Sutherland and City Secretary Kuban.
2. CONSIDER ENGAGEMENT AGREEMENT WITH OLSON & OLSON LAW FIRM FOR SPECIAL PROJECTS: Attorney Art Pertile, partner with Olson & Olson introduced himself and gave a history of their firm. After numerous talks with various developers, the Mayor and City Manager recommended seeking outside firm specializing in areas of economic development to move forward with special projects. Motion was made by Biedenfeld, seconded by Thomas to authorize Mayor's signature on engagement agreement with Olson & Olson Law Firm. Thomas, Tindol, Maynor and Biedenfeld voted Aye. Walker voted Nay. Motion carried.
3. CLOSED MEETING – THE CITY COUNCIL WILL CONVENE IN A CLOSED SESSION OR A CLOSED MEETING PURSUANT TO CHAPTER 551 ENTITLED "OPEN MEETINGS" OF THE TEXAS GOVERNMENT CODE AS FOLLOWS: PURSUANT TO SECTION 551.072 OF THE TEXAS GOVERNMENT CODE TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY: Mayor Kincannon closed the open meeting at 7:14 PM and council recessed to a closed meeting. Council reconvened in open session at 7:54PM.
4. ACTION AS A RESULT OF A CLOSED MEETING: No action was taken. Council was presented a slide presentation by H&H Ventures. Mr. Robert Worley of the Alliance introduced the representatives of H&H Ventures. Mr. Aubrey Haines and Mr. Tom Holt, partners of H&H Ventures, gave a slide presentation of two different schemes for their proposed mixed use housing project, Smith's Landing, to be located on 186 acres near the intersection of Hwy 35 and Business Hwy 35S that they envision as the new southern gateway to the city. It proposes over 26,000,000 square feet of uses that include light industrial along the Hwy 35 frontage and residential/commercial projects along Business Hwy 35S. A phased development over a number of years was discussed. They proposed some light industrial development that would provide services to the area's major industrial companies to start along the Hwy 35 frontage with a possible RV/trailer park.

Their business plan includes completing a budgeting and feasibility analysis; gain city approval/funding and close on land purchase transaction; annexation; development standards/basis of design; adoption of a master plan and project phasing plan; city regulatory approvals and permitting; marketing activities; utility extensions; and initiate phased development activities.

A question and answer session was held with the following highlights: Mr. Worley recommended the city provide a loan of 2.2 million with 0% interest to be paid back as construction developed.; Developers requested a contract closing deadline within 60 days;

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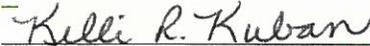
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They stated they had \$150,000 invested to date and would be held to a legal commitment on construction phases; A pro-rated amount from each lot sale would go back to the city; Walker commented that what he heard them ask for was 2.2 million to build one warehouse and a trailer park and needed more to answer to the taxpayers for the city's proposed investment; Haynes confirmed that they would lay infrastructure with the city's initial funding and the number of lots to be developed in Phase I could be negotiated; Art Pirtile clarified that council's concerns were simply what exactly would they be getting with their investment and when; Biedenfeld requested "not to exceed" language on the RV/Apartments and "minimum of" language on the residential homes; Haynes agreed to submit a plan to answer council concerns, but requested an endorsement upon a successful 380 agreement; Project negotiations will continue with special meetings being scheduled as needed with the inclusion of the EDC board regarding funding decisions. No action necessary.

4. ADJOURN: President Kincannon adjourned the meeting at 9:17 PM.


LAURIE B. KINCANNON, Mayor

ATTEST:


KELLI R. KUBAN, City Secretary