



**Section 4B Industrial Development Board  
April 5, 2021 - 6:30 p.m.  
Civic Center, 400 W. Walker Street  
League City, Texas**

**MINUTES**

**1. Call to order and roll call of members**

- President Malcom Daly called the meeting to order at 6:30 p.m.
- Present: Malcom Daly, Mike McCroskey, Mark Brown, Todd Kinsey
- Absent: John Towner
- Others present: Director of Parks and Cultural Services Chien Wei, City Manager John Baumgartner, Councilman Larry Millican, Parks Planner/Project Manager Bob Duke, Grant/CIP Administrator Kristin Clark, Finance Controller Deborah Jordan, IT Specialist I Leighanna Carroll, Investment Consultant Scott Gruber, TBG Consultants Blake Coleman and Lauren Patel, Senior Administrative Assistant Helene Freia

**2. Citizens request for hearing before the 4B Board**

- None present

**3. Consider and take action on approval of minutes: March 1, 2021**

- Motion to approve the minutes was made by Mike McCroskey and seconded by Todd Kinsey. Motion passed unanimously.

**4. Presentation of Sales Tax Memo**

- Kristin Clark presented the Sales Tax Memo. Revenue of \$268,682 was collected in March 2021 for the month of January 2021 which is 3.49% more than FY2020 for the same period.

**5. Presentation of 4B 5-year Forecast**

- Kristin Clark presented the 4B 5-year Forecast report for FY2022-2026 cash flow and debt projections related to the Bay Colony Park Master Plan, Phases 1 and 2.
- The report included 5 different scenarios based on various funding options for project costs of Bay Colony Park Phases 1 and 2.

**6. Presentation of Investment Report for the quarter ended December 31, 2021**

- Scott Gruber presented the Investment Report for the quarter ended December 31, 2021. Board members and staff discussed investment options.

- Motion to ladder \$6,000,000 in increments of \$2,000,000 over 6 months, 12 months, and 18 months was made by Mike McCroskey and seconded by Mark Brown. Motions passed unanimously.
- Mike McCroskey requested for Scott Gruber to attend the May 3<sup>rd</sup> meeting and to place discussion of the \$6,000,000 investment on the May meeting agenda.

## **7. Review Bay Colony Park Master Plan and Phase 1 Design Layout**

- Blake Coleman presented the Bay Colony Park Master Plan and Phase 1 design layout.
- Master Plan includes a 5K trail, 5-field softball complex, 4-field baseball complex, tennis courts, soccer/volleyball/pickleball fields, maintenance operations building, playground, concessions, and golf course in dry bottom detention areas.
- Phase 1 is comprised of the 5-field softball complex, playground embedded in the softball area, 250 parking spaces, maintenance operations building, and concessions.
- Railroad Commission is currently conducting groundwater monitoring for contaminants. If contaminants are present after one year, the RRC will pay to mitigate. Board members requested periodical updates on the status of groundwater monitoring.
- Negotiations are underway with private landowner for possible future access for a main entrance on the east side off Calder Road.
- A grant application will be submitted 2021 year-end with funds available in 2022 upon approval of the application. Delay in applying for a grant is due to remediation and the wetlands review currently being conducted by the Army Corps of Engineers.
- Design is scheduled to run through 2022 with construction to take place through 2023.

## **8. Staff update on pending projects**

- Chien stated that Rusty Bolen will be retiring on April 23<sup>rd</sup> after 30 years of service.
- The Lenox Family basketball court dedication ceremony will be held on Saturday, April 24, 2021 at 10:00 at League Park.
- Big League Dreams RFP bid opening is scheduled for April 14, 2021.
- Hometown Heroes 5K Loop/Obstacle Course/Dog Park project – bidding is expected to open within the next two weeks. Staff is waiting on final changes to the plans requested by Engineering. Construction is anticipated to be halfway through by the end of 2021.
- Wayfinding Signage project is anticipated to go out for bid within two weeks.
- Lynn Gripon Mountain Bike Course – staff has instructed the consultant to move forward with the portion of the trail that can be constructed on the park side of the creek. The City reviewed the submittal and held a meeting with the consultant on April 20<sup>th</sup>. Construction bid is projected for May 2021 and anticipated to take 8 months. Phase 2, which includes a pedestrian bridge, will be included in the FY2022 CIP which will be presented to City Council in Summer 2021 for approval.
- Hometown Heroes Park Restroom – completion is anticipated by the end of April 2021.

## **9. Members comments**

- No additional comments.

## **10. Adjournment**

- Meeting was adjourned at 8:07 p.m.

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Malcom Daly, President