



**Section 4B Industrial Development Board
May 3, 2021 - 5:30 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 5:30 p.m.
- Present: Malcom Daly, John Towner, Mike McCroskey, Mark Brown, Todd Kinsey
- Others present: Director of Parks and Cultural Services Chien Wei, Councilman Larry Millican, Councilman John Bowen, Investment Consultant Scott Gruber, Project Manager Danny Carder, Parks Planner/Project Manager Bob Duke, TBG Consultants Blake Coleman and Lauren Patel, Clark Condon Consultant Katie Golzarri, IT Specialist I Leighanna Carroll, 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: April 5, 2021

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

4. Presentation of Investment Report for the quarter ended March 31, 2021

- Scott Gruber presented the Investment Report for the quarter ended March 31, 2021. Board members and staff discussed investing \$1.5 million in addition to the \$6 million invested in April, to be laddered at \$500,000 over 9 months and \$1 million over 24 months.
- Motion was made by Mike McCroskey to invest \$1.5 million and seconded by John Towner. Motion passed unanimously.

5. Presentation on Mountain Bike Course Project

- Clark Condon consultant Katie Golzarri gave a presentation on the Mountain Bike Course project. The project is being designed in two phases with Phase 1 designated as a skills/training course. Phase 2 will be in the northeast wooded 10-acre tract and will include the construction of a 70' pedestrian bridge.
- Phase 1 cost for design and construction is estimated at \$120,310. Bidding is anticipated to happen within the next couple of months for Phase 1.

- Phase 2 cost for design and construction, including the pedestrian bridge, is estimated at \$504,810. This phase will be reflected in FY2022.
- A wetlands study has already been conducted in conjunction with the Magnolia Creek de-snagging project. Clark Condon will be checking on whether an additional study will be needed moving into Phase 2.
- Larry mentioned the option of gaining access from FM518 parallel to Magnolia Creek to possibly eliminate the need for the pedestrian bridge. Katie said that she will work with staff to consider alternate options.

6. Consider and take action on approval of the updated Phase 1 Bay Colony Park Project

- Chien mentioned prior to the presentation that he met with Malcom Daly who expressed that the ball fields proposed in Master Plan need to be 400' rather than 325'-350'. Staff will be working with Mr. Daly and Little League in conjunction with TBG consultants to determine what changes need to be made to design of the Master Plan.
- Blake Coleman gave a presentation on the update of Phase 1 Bay Colony Park Project. The estimated total cost of design and construction for Phase 1 now stands at \$13,973,364. It includes increasing from 4 to 5 softball fields, addition of the playground, and increased parking and detention.
- Motion was made by Todd Kinsey to approve the \$528,454 increase in design for Phase 1 and was seconded by Mike McCroskey. Motion passed unanimously.
- Board members discussed the feasibility of accelerating Phase 2. Mark Brown requested that discussion item be placed on the June agenda to review funding/financing options.

7. Staff update on pending projects

- Hometown Heroes 5K Loop/Obstacle Course – the construction bid was advertised on April 27th and is scheduled to open May 25th. It is expected to come in within budget and there are add alternates being considered.
- Hometown Heroes Restroom project – project management is working through the final punch list with the contractor. There were issues with the sanitary sewer line which are being addressed and will be reinspected in 30 days in accordance with City Ordinance. Completion is anticipated for the end of May.
- Hike & Bike Wayfinding Signage project – Four sealed bids were received on April 20th and the award of construction contract will go before City Council for approval on May 11th.

8. Members comments

- Mike McCroskey had specific questions that he would like addressed at the June meeting.
 - a. 4B Board contributes 25% of sales tax revenue to Maintenance and Operations fund 2310. How does that compare to the M&O actual?
 - b. Board members would like to know if it is possible to get a monthly update of actual cash flow (no new projections).
 - c. What is the actual 4B funding year-to-date for current projects (cash out the door)?

- d.** Board members are requesting the annual operating cost estimate (in excess of the 25%-30%) for Bay Colony.
- Chien stated that he will present the questions to Kristin Clark to be addressed along with any additional questions and concerns at the June meeting.

9. Adjournment

- Meeting was adjourned at 7:22 p.m.

Malcom Daly, President