

STATE OF TEXAS §  
COUNTIES OF ARANSAS §  
SAN PATRICIO AND NUECES §  
CITY OF ARANSAS PASS §

On this the 17th day of June, 2008 the Aransas Pass Municipal Development District (APMDD) convened in a Special Meeting being open to the Public at the regular meeting place thereof in the City Hall and notice of said meeting giving the time, place, date and subject hereof having been posted and prescribed by Chapter 551 of the Texas Government Code with the following attendance to wit constituting a quorum.

PRESENT:

RICHARD HEAD	President
RANDALL FREEZE	Secretary
ANNABEL SEALS	Treasurer
VICKIE ABREGO	Director
HARLAN ROBERTS	Director
JAMES COVINGTON	Director
TERRY STANSBERRY	Director
TOM ANDREWS	Attorney

ABSENT

Hope Comingore	Vice-President
Karen Gayle	Director

CITY STAFF PRESENT:

Mike Sullinger	Interim City Manager
Yvonne Stonebraker	Administrative Assistant
Bonney Maurer	Aquatics Director

OTHERS PRESENT:

Carl St. Clair/VenuWorks, Ron and Sharon Cummins/VenuWorks, Alpha Covington

(There may have been others present who did not sign in.)

**ITEM 1.**

**CALL MEETING TO ORDER.**

President Head called the meeting to order at 6:30 p.m. He stated there was a quorum.

**ITEM 2.**

**APPROVAL OF MINUTES OF JUNE 3, 2008 MEETING.**

Director Stansberry made a motion to approve the minutes of June 3, 2008 meeting. Secretary Freeze seconded the motion and the motion carried unanimously.

**ITEM 3.**

**DISCUSS CIVIC CENTER MANAGEMENT WITH VENUWORKS.**

VenuWorks Vice President of Operations and Projects, Mr. Carl St. Clair presented Ron and Sharon Cummins, National Director Planning and Development.

Mrs. Cummins stated she; Mr. Cummins and Mr. St. Clair had toured the Civic Center construction site with Mr. Terry Orf with ArchitectKO and

Roger Vennard. She stated they had discussed current timelines and plans, additions/changes, room sizes and capacities of the Civic Center. Mrs. Cummins stated they had started their market research and analysis and held meetings with city officials, board members, community members, business owners, chamber, Rotary Club, school superintendent and the Navy ROTC.

Mrs. Cummins stated her next step would be to discuss with VenuWorks marketing, food and beverage, facility operations, finance, and human resources.

Mrs. Cummins stated her, Mr. Cummins and Mr. St. Clair developed a list of rental rates for the Civic Center.

<u>Rooms</u>	<u>Daily Rates</u>
Community Hall A-B-C	\$900.00
Community Hall A-B or A-C	\$650.00
Community Hall A	\$250.00
Community Hall B	\$500.00
Community Hall C	\$200.00
Meeting Room #1 and #2	\$175.00
Meeting Room #1	\$ 75.00
Meeting Room #2	\$100.00
Meeting Room #3	\$ 75.00
Courtyard (concurrent with inside event)	\$ 75.00
Courtyard (full event)	\$200.00
Parking Lot (event space-front of bldg-full lot)	\$800.00
Parking Lot (event space-front of bld-1/2 lot)	\$400.00

*Note: Non-profit rate is 25% less above quoted rates on room rental only.*

Additional charges:

- Facility-owned equipment - charged at established prevailing prices
- Labor (set up/tear down/custodial staff/etc.) - charged at established prevailing rates.
- Move in and move out days will be charged at one-half the daily rate.

15% Commission charged on all food sales (catered and in-house service)

- For events that include food functions, set up/tear down of facility owned tables and chairs will be included in room rental.

Mr. St. Clair stated VenuWorks wanted to position the room rates to be higher than Portland's Community Center and lower than Robstown's Center. He stated he didn't see much concert use in the Aransas Pass Civic Center because of seating capacity. He stated the deposit would be one quarter (25%) of the total amount to reserve room(s).

Mr. St. Clair stated if the organization renting the Civic Center is non-profit, the organization must provide a tax exempt number to receive those rates.

Mr. St. Clair stated there were no prices for the Aransas Pass Independent School District on their list. He stated the reduction would

be more than 25%. Mr. St. Claire stated VenuWorks will take the overall package for the school district and will make them a special deal.

Mrs. Cummins stated the budget is from May 2008 to December 2008. She stated the City's fiscal year ends September 30, 2008. She stated VenuWorks would submit the fiscal year 2009 budget in the middle of July so the board could view it before adopting it.

Mr. St. Clair stated the proposed budget shows non operative months. He stated the 2009 budget, beginning in January, would show line items for operation of the Civic Center.

**ITEM 4.**

**CONSIDER AND ACT ON RECOMMENDATION OF APMDD DIRECTORS TO CITY COUNCIL.**

Director Roberts made a motion to recommend to the City Council the re-appointment of APMDD Members Richard Head, Annabel Seals, Harlan Roberts, Jim Covington, and Terry Stansberry. Director Stansberry seconded the motion and the motion carried unanimously.

**ITEM 5.**

**CONSIDER AND ACT UPON INVOICES TO BE PAID.**

Treasurer Seals presented invoices to be paid.

<u>Vendor</u>	<u>Fund</u>	<u>Inv. Date</u>	<u>Amount</u>
ArchitectKO	Construction	06/09/08	\$ 603.00
VenuWorks	Operating	06/10/08	\$ 10,275.00
Cable One	Operating	06/07/08	\$ 120.08
Bank of New York	Operating	06/04/08	\$ 470.00
		<b>Total</b>	<b>\$11,468.08</b>

After a brief discussion, Director Stansberry made a motion to approve invoices for payment except Cable One's invoice for \$120.08. Director Roberts seconded the motion and the motion carried unanimously.

**ITEM 6.**

**REVIEW CURRENT FINANCIAL STATEMENTS.**

Treasurer Seals presented the financial statements.

**Operating Budget Report**

<u>Assets</u>	
Cash Prosperity Bank	\$ (225.00)
TexPool-Investment Account	\$ 3,109,175.04
Sales Tax Receivable	\$ 51,137.19
Due To Capital Fund	\$ (34,714.76)
	<u>\$ 3,125,372.47</u>
 <u>Fund Balance</u>	
Capital	\$ 2,898,008.23
 Total Revenues	 \$ 474,721.37
Total Expenses	<u>\$ 247,357.13</u>
	\$ 227,364.24

Total Liabilities & Fund Balance Equity	<b>\$ 3,125,372.47</b>
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**Capital Budget Report**

Assets

TexPool Capital Fund	\$ 3,178,367.00
Due From Operating	<u>\$ 34,714.76</u>
	\$ 3,213,081.76

<u>Fund Balance – Capital</u>	\$ 1,029,757.40
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Total Revenues	\$ 4,030,922.47
Total Expenses	<u>\$ 1,847,598.11</u>
	\$ 2,183,324.36

Total Liabilities & Fund Balance Equity	<b>\$ 3,213,081.76</b>
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**ITEM 7. REVIEW AND DISCUSS BYLAWS DRAFT.**

President Head asked Board to review the Bylaws draft. He stated at the next meeting on Tuesday, July 1, 2008, the Bylaws draft would be a “consider and act” agenda item.

No action taken.

**ITEM 8. REVIEW AND DISCUSS CODE OF ETHICS.**

President Head asked the Board to review the Code of Ethics. He stated at the next meeting on Tuesday, July 1, 2008, the Code of Ethics would be a “consider and act” agenda item.

No action taken.

**ITEM 9. UPDATE ON LAND ACQUISITIONS.**

Director Roberts stated Lot 31 and E1/2 of Lot 32, Block 287 (Rodriguez property) closed. He stated Lots 27 & 28, Block 287 (Diosdado property) is at the title company and should close in two weeks. Director Roberts stated the only property left is Lot 22, Block 287 (tax property).

Attorney Tom Andrews stated he would follow up on Lot 25, Block 287.

**ITEM 9. GENERAL DISCUSSION.**

Attorney Andrews stated all agenda items should be consider and act items. He stated the Board could always take no action if further discussion was needed.

**ITEM 10. ADJOURNMENT OF MEETING.**

Director Stansberry made a motion to adjourn the meeting. Treasurer Seals seconded the motion and the motion carried unanimously.

President Head adjourned the meeting at 8:49 pm.

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Richard Head, President

ATTEST:

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Randall Freeze, Secretary