



**Section 4B Industrial Development Board  
June 19, 2023 - 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 5:35 p.m.
- Present: Malcom Daly, Mike McCroskey, John Towner, Mark Brown, Rick Holm
- Absent: Don Ivester
- Others present: Assistant City Manager Rick Davis, Director of Parks and Cultural Services Chien Wei, TBG Consultant Blake Coleman, 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:**

**May 1, 2023**

- Motion to approve minutes was made by Mike McCroskey and seconded by Rick Holm. Motion passed unanimously.

**4. Update on Bay Colony Park project and Railroad Commission findings**

- Groundwater monitoring
  - a. March 2023 – quarter 3 results detected petroleum hydrocarbons above acceptable levels in three localized groundwater samples.
  - b. June 2023 – last scheduled groundwater monitoring event (report to follow in July).
  - c. Schedule and budget impacts: additional groundwater monitoring may be required by Texas Railroad Commission. Groundwater restriction for site may be issued.
- Soil sampling
  - a. May 2023 – soil sampling results detected heavy metals and chloride present in soil.
  - b. Schedule and budget impacts – additional soil sampling may be required by Texas Railroad Commission. Disposal of affected soils offsite within 4 feet below ground surface may be required during construction (approximately 22,000 cubic yards), totaling \$1.5 – 2.4 million in additional costs. COLC applied for TRRC Brownfield Remediation program that may partially cover these costs.

- Wetlands/waters of the US
  - a. May 2023 – USACE and US EPA issued approved jurisdictional determination (AJD).
  - b. Fall 2023 – team anticipates submitting nationwide permit application.
  - c. Schedule and budget impacts: none anticipated at this time.
- Construction documentation
  - a. May 2023 to March 2024 – construction documentation
  - b. March 2024 to May 2024 – owner and agency final plan review
  - c. June 2024 – plan approval
  - d. July 2024 to September 2024 – bidding and City Council approval
  - e. October 2024 to July 2026 - construction

**5. Consider and take action on Texas Parks and Wildlife grant application letter of support**

- The grant application for TPWD is due August 1, 2023. Funding in the amount of \$750,000 will be awarded June 2024, if chosen.
- Motion was made by Mike McCroskey to approve the grant application letter, omitting the word “all”, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> sentence, and seconded by John Towner. Motion passed unanimously. Mr. Daly will sign the letter after correction is made.

**6. Discuss and approve Presentation of Annual 4B Board Report to City Council**

- Motion was made by Mark Brown to approve the Annual 4B Board Report to City Council and seconded by Rick Holm. Motion passed unanimously.

**7. Consider and take action on investment options**

- No action taken at this time

**8. Consider and take action on meeting dates for July and August**

- Board members discussed future meeting dates for July and August.
- Chien informed board members that Kristin will be giving a presentation of the draft FY2024 budget at the July 10<sup>th</sup> meeting.
- Motion was made to schedule meetings for July 10, 2023, August 7, 2023, and September 11, 2023, by Rick Holm and seconded by Mike McCroskey. Motion passed unanimously.

**9. Staff update on pending projects**

- No additional updates

**10. Members comments**

- No additional comments

## 11. Adjournment

- Meeting was adjourned at 6:41 p.m.

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Malcom Daly, President