

# Esperanza Community Center at Dobie

Local Government Corporation

## Board of Directors Meeting

Friday, July 11, 2025, at 3:00 PM

500 Elm St, 6<sup>th</sup> floor – Ceremonial Strategy Conference Room  
Dallas, TX 75202

## MINUTES

### 1. Call to order and roll call of Board of Directors

- Tom Ervin calls to order Board of Directors of the Esperanza Community Center at Dobie Local Government Corporation at 3:00pm
- Roll Call: Members Tom Ervin, Elizabeth Allen, Luis Tamayo , Todd Hensley and Jonathon Bazan, are all present, the last of which was present remotely.

### 2. Approve the minutes from the Thursday, July 3, 2025 meeting

- Motion made by Luis Tamayo, Seconded by Elizabeth Allen
- Vote: Approved (Four in favor, one abstention)

### 3. Contract discussions and contract approvals

- Kirkse
  - Motion to approve the contract by Todd Hensley and seconded by Elizabeth Allen
  - Vote: Unanimously approved.
- HHS
  - Motion to approve the contract by Elizabeth Allen and seconded by Todd Hensley
  - Vote: Unanimously approved.
- REAL Contract
  - Presented with modification to the LGC from the Commissioner's Court.
  - Motion to approve the contract by Luis Tamayo and seconded by Todd Hensley
  - Vote: Unanimously approved.
- ChildCare Group Contract
  - Item for discussion and not up for approval.
  - Status: Under revision, expected turnaround soon.
  - Board will review prior to next meeting for future approval.

### 4. Jeff Blackwell budget presentation

- Total allocated budget: \$5 million.
- Projected needs: \$5.822 million (includes optional improvements).

- Notable cost items:
  - BMS (Building Management System): \$800K–\$1M
  - Air Handler Replacement: \$810K–\$1M
  - Portables: \$25K each for upgrade (optional)
- Budget includes potential upgrades that may be deferred to 2026–2027.
- Current abatement costs projected at \$260K, reduced from \$317K.
- Documents and summary sheet shared with attendees.

#### 5. Open house event (August 16, 2025)

- Scheduled: Saturday, August 16, 9 AM – 12 PM.
- Purpose: Introduce community and service providers to the facility.
- Temporary signage and banners to be arranged.

#### 6. Application for 501(c)(3) nonprofit status

- Application is being filed

#### 7. Cadence of meetings

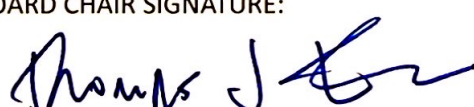

- Suggested schedule: Once monthly after this initial period of contracts.
- Special sessions to be called as needed for contract approvals (with proper notice).
- Next meeting tentatively scheduled for next Friday.

#### 8. New Business

- Discussion of Emergency Approvals suggestions:
  - Consideration of authorizing administrative contract approvals under a set threshold.
  - Emergency authority for LGC President for up to \$25K.
  - Review bylaws for emergency provisions.
- Future Contract Discussions
  - RNDI abatement contract expected soon.
  - AgriLife potential contract – status to be clarified (may fall under county).

#### 9. Adjourn

- Meeting adjourned at 3:36 PM.

BOARD CHAIR SIGNATURE: 	BOARD SECRETARY SIGNATURE: 
Signatures are evidence that these are official minutes	