

The mission of the City Development Corporation of El Campo is to promote economic development and growth in El Campo while protecting the unique quality of life that exists in the community.

REGULAR MEETING NOTICE & AGENDA CITY DEVELOPMENT CORPORATION OF EL CAMPO

Northside Education Center
Board Room
707 Fahrenthold,
El Campo, Texas 77437

FEBRUARY 24, 2025

2:00PM

NOTICE is hereby given that a meeting of the Board of Directors of the City Development Corporation (CDC) of El Campo, Texas will be held at the **Northside Education Center, 707 Fahrenthold, in the Board Room**, within said City, at **2:00PM** on **Monday, February 24, 2025.**

The purpose of the meeting will be to review and consider taking official action on the following items:

AGENDA

1. Call Regular CDC Meeting to Order
2. Pledge of Allegiance and Prayer
3. Take the Roll of Directors and Confirm the Presence of a Quorum
4. Public Comments:
At this time, any person with City Development Corporation-related business, not scheduled on the agenda, may speak to the CDC Board. In compliance with the Texas Open Meetings Act, the CDC Board is limited to making a statement of specific factual information in response to the inquiry, or reciting existing policy. The CDC Board may not discuss, deliberate, or take any action on any item not on this agenda. The issue may be placed on a future agenda for consideration.
5. Review and Consider Approval of Minutes of the Regular Meeting November 18, 2024
6. Review CDC Financial Report and CDC Investment Report for January 2025
7. Review Sales Tax Reports for January 2025
8. Report on 2023-24 FY Audit Progress
9. Report 2025 Wharton County Day at the State Capitol Tuesday, February 25, 2025
10. Report on Transition Job Fair January 31, 2025 and Wharton County Job Fair February 11, 2025

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11. Adjourn Regular Meeting to Hold Closed Session to:

Discuss and deliberate: economic development negotiations as authorized by Section 551.087, consultation with attorney as authorized by Section 551.071, real estate negotiations as authorized by Section 551.072, and deliberations about officers and employees of the governmental body as authorized by Section 551.074 of the Texas Government Code regarding the following:

1. Deliberation Regarding Economic Development Negotiations As Authorized By Section 551.087:
 - A. Project Fancy- Report on Economic Development Incentive
 - B. Project Smoke- Economic Development Incentive
 - C. Project Fun- Economic Development Incentive
 - D. Project Care- Report on Economic Development Incentive
 - E. Project Happy- Report on Economic Development Incentive
 - F. Project Ryan- Economic Development Incentive
 - G. Project Egg- Economic Development Incentive
 - H. Project Oxygen- Economic Development Incentive
 - I. Project Invest- Economic Development Incentive
 - J. Report on Projects Show, Family, Grow, Simple, Boom, and Euro: Economic Development Incentives
2. Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property as Authorized By Section 551.087
 - A. Real Estate Negotiations- CDC's Higbee Property

12. Reconvene in Open Session to Consider Any Action To Be Taken From Closed Session

- A.
- B.
- C.

13. Receive Director's Report on CDC Office Activities

14. Next Regular Board of Directors Meeting Date is Monday, March 24, 2025 at 2:00PM,

15. Adjourn Meeting

This meeting is posted and conducted in accordance with Chapter 551 of the Texas Government Code. I certify that a copy of this agenda of the City Development Corporation of El Campo was posted at the CDC Offices at the Northside Education Center, 707 Fahrenthold, and on the CDC website at 1:15PM Friday, February 21, 2025; and remained posted continuously for at least 72 hours before the scheduled time of the meeting and was removed at ___AM/PM, _____, by _____. I further certify that the following local News Media were properly notified of the above stated meeting: KULP Radio Station and the Wharton County Leader Journal newspaper. This meeting may be attended by a quorum of City Council members.

Beverly Supak

Beverly Supak, Economic Development Specialist