

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 CITY DEVELOPMENT CORPORATION OF EL CAMPO**

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

A meeting of the Board of Directors of the City Development Corporation (CDC) of El Campo, Texas was held at the Northside Education Center, 707 Fahrenthold, in the Board Room within said City, at 2:00PM on Tuesday, April 23, 2024.

### **MINUTES**

1. Cuatro Strack called the Regular CDC Meeting to order at 2:00PM.
2. Gary Raybon led the Pledge of Allegiance and Tommy Hitzfeld led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum with Board members Cuatro Strack, Tommy Hitzfeld, Gary Raybon, Anthony Garcia and Brian Hodges present. Executive Director Carolyn Gibson, City Manager Courtney Sladek and Deputy City Manager Rene Garcia were also present.
4. Public Comments: There were none.
5. Gary Raybon moved to approve the Minutes of the Regular Meeting March 25, 2024 as presented. Motion was seconded by Anthony Garcia and passed unanimously.
6. Gary Raybon moved to approve the Minutes of Called Meetings April 2, 2024 and April 16, 2024. Motion was seconded by Tommy Hitzfeld and passed unanimously.
7. Carolyn Gibson reviewed the CDC Financial and Investment Reports for March 2024 with the Board. She reported GreenPoint Ag had made a payment to be current on lease, and noted several of the grants listed on the Commitments would be paid during the month of May. No action was necessary.
8. Carolyn Gibson reviewed the Sales Tax Reports for March 2024 with the Board. No action was necessary.
9. Gary Raybon moved to table any action Vacating CDC Board Decision Pledging \$3,000,000 for Infrastructure Construction, for Stonemont Financial Group's Planned Development, Southwest International Gateway Business Park. Motion to table was seconded by Brian Hodges and passed unanimously.
10. Carolyn Gibson presented the CDC Hosting of Visioning Workshop with El Campo City Council and City Department Heads, with the CDC covering the cost. Brian Hodges seconded the motion, which passed unanimously.

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11. Draft CDC budgets for Fiscal Year 2024-2025 were given to the Board. Carolyn Gibson asked for workshop to be passed on and to be conducted at the May meeting.

12. Cuatro Strack adjourned the Regular Meeting at 2:34PM 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. Project Spur Economic Development Incentive
2. Project Destiny Economic Development Incentive
3. Project Patriot Economic Development Incentive
4. Project Heritage Economic Development Incentive
5. Project Hobo Economic Development Incentive
6. Project Legacy Economic Development Incentive
7. Real Estate Negotiations- 1717 Divide Street
8. Real Estate Negotiations- CDC's Higbee Property

13. Cuatro Strack reconvened into Open Session at 3:28PM, calling for any action to be taken from Closed Session.

A. Brian Hodges made a motion, after no action taken by City Council and while the CDC supports this project, the CDC withdraws the motion made and approved at the April 2, 2024 called meeting for Project Spur. Gary Raybon seconded the motion, with all voting yes, except Cuatro Strack who abstained from voting due to his position on the Board for Project Spur.

B. Gary Raybon moved to approve a Site Improvement Grant for Project Destiny- Jalapeno's Restaurant, for 10% of the project, up to a maximum of \$50,000. Anthony Garcia seconded the motion, which passed unanimously.

14. Carolyn Gibson presented the Director's Report on CDC Office Activities included in the packet: Texas Community Futures Forum Identifying Community Needs April 23<sup>rd</sup> and Food Managers 2-Day Certification Training May 20<sup>th</sup> - 21<sup>st</sup>, both presented by Texas AgriLife Extension, the annual EDC Report to the Texas Comptroller for CDC Fiscal Year Ending September 30, 2023, Workforce Solutions High-Skill, High-Growth Jobs in the Greater Houston Area report, information on the Site Selectors Guild Annual Conference she attended in Nashville April 3-5, and the Raising Up Rural's April 15<sup>th</sup> edition of the "Rural Update" newsletter.

15. Due to Memorial Day holiday May 27<sup>th</sup>, the next Board of Directors Regular Meeting will be Monday, May 20, 2024 at 2:00PM, with snacks provided.

16. Tommy Hitzfeld moved to adjourn the meeting, which was seconded by Brian Hodges. Cuatro Strack adjourned the meeting at 3:36PM.

*Carolyn Gibson, Recording Secretary*