

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**

MAY 20, 2024

MINUTES

2:00PM

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 Monday, May 20, 2024.

1. Cuatro Strack called the Regular CDC Meeting to Order at 2:02PM.
2. Anthony Garcia led the Pledge of Allegiance and Brian Hodges led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum of the Board. Board members present were Cuatro Strack, Tommy Hitzfeld, Gary Raybon, Anthony Garcia and Brian Hodges. Executive Director Carolyn Gibson, City Manager Courtney Sladek and Deputy City Manager Rene Garcia were also present. Mayor Eugene Bustamante arrived at 2:28PM.
4. Public Comments: There were none.
5. Anthony Garcia moved to approve the Minutes of the Regular Meeting April 23, 2024 as presented. Motion was seconded by Tommy Hitzfeld & Gary Raybon, which passed unanimously.
6. The presentation of the audit for CDC 2022-2023 Fiscal Year by John Watson, Brooks, Watson & Company was passed until the next meeting.
7. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for April 2024 with the Board. She reported on the CD's maturing in May would all renew at 5%+ and pledged Job Creation Incentive grant funds were significantly reduced in May, this will be reflected on the May Investment Report. No action was necessary.
8. Carolyn Gibson reviewed the Sales Tax Reports for April 2024 with the Board. No action was necessary.
9. Carolyn Gibson presented the updated CDC Budget draft for Fiscal Year 2024-2025 to the Board, going over all line items, and noting the final numbers on benefits would probably not be available until July.

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10. Cuatro Strack adjourned the Regular Meeting at 2:52PM 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 Dove Economic Development Incentive
2. Project Legacy Economic Development Incentive
3. Real Estate Negotiations- 1717 Divide Street
4. Real Estate Negotiations- CDC's Higbee Property

11. Cuatro Strack reconvened the meeting into Open Session at 3:14PM and called for any action to be taken from Executive Session.

A. Brian Hodges moved to approve a Site Improvement Grant for Project Dove- Gulf Stream Construction, of 10%, up to a maximum of \$50,000 for the project. Anthony Garcia seconded the motion, which passed unanimously.

B. Brian Hodges moved to deny a Job Creation Incentive for Project Legacy. Gary Raybon seconded the motion, which passed unanimously.

12. Carolyn Gibson presented the Director's Report on CDC Office Activities and noted details would be emailed to Board members for review at their leisure.

13. The next Regular Meeting of the CDC Board of Directors is scheduled for Monday, June 24, 2024 at 2:00PM.

14. Anthony Garcia moved to adjourn the meeting. Motion was seconded by Brian Hodges and Cuatro Strack adjourned the meeting at 3:24PM.

Carolyn Gibson

Recording Secretary