

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

**JULY 29, 2024**

### **MINUTES**

**2:00PM**

Minutes of the Regular Meeting of the Board of Directors of the City Development Corporation (CDC) of El Campo, Texas held at the Northside Education Center, 707 Fahrenthold, in Room 105 within said City, at 2:00PM on Monday, July 29, 2024.

1. Cuatro Strack called the Regular CDC Meeting to Order at 2:01PM.
2. Gary Raybon led the Pledge of Allegiance and Cuatro Strack 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, Mayor Eugene Bustamante, Deputy City Manager Rene Garcia, and Chamber Director Kelly Balthrop were also present.
4. Public Comments: There were none.
5. Anthony Garcia moved to approve the Minutes of the Regular Meeting June 24, 2024 as presented. Motion was seconded by Tommy Hitzfeld, and passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for June and May 2024 with the Board. She first reported on revised May 2024 CDC financials, different than the report given to the Board at the June meeting, were revised to reflect the sale of the CDC's 1717 Divide Street property for \$975,116.38, and the subsequent adjusting journal entries made by the accountant. For the record the AJE's were \$941,081.00 in depreciable assets offset with \$382,662.00 in accumulated depreciation, resulting in the posting of \$558,419.00 as the gain from the sale of the property. Carolyn noted there was a \$34,035.38 difference from the actual sales price. She then went over the June 2024 financial report, Mastercard statement, First State Bank checking account reconciliation, checking account register, and June investment report, noting all accounts were within budget. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for June 2024 with the Board, noting the year-to-date CDC Sales Tax revenues totaled over \$948,000.00, with two months of collections remaining. The 2023-24 FY budgeted amount of Sales Tax was \$975,000. No action was necessary.
8. Carolyn Gibson reported on the CDC's Public Service Announcements, efforts to assist local citizens with Hurricane Beryl disaster assistance, and coordination with the Wharton Co. Office of Emergency Management, Texas Dept. of Emergency Management and FEMA. She has been working with Mayor Bustamante on trying to find a place for FEMA to open a Disaster Resource Center in El Campo.

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9. Carolyn Gibson reported on the updates made to the Site Improvement Grant Application, after Board input. Gary Raybon moved to approve the updated grant application effective July 29, 2024. Tommy Hitzfeld seconded the motion, which passed unanimously.
10. 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 were still not expected until late July. No action was taken.
11. Cuatro Strack adjourned the Regular Meeting at 2:36PM 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- Economic Development Incentive
  2. Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property as Authorized By Section 551.087
    - A. Project Safe
    - B. Higbee Property
12. Cuatro Strack reconvened the meeting into Open Session at 3:08PM and called for any action to be taken from Executive Session.
  - A. There was no action resulting from Closed Session.
13. Carolyn Gibson presented the Director's Report on CDC Office Activities, including information on programs for storm remediation, Houston International Maritime Conference, and the regional meeting she hosted with Kimberly Thomas Director of the U of H Coastal Plains SBDC office in Richmond was looking for a business advisor for our area, noting El Campo, Wharton, Bay City and Matagorda County EDC's are working together on local and regional issues. She informed the Board of the passing of Patrick Ottensmeyer, former President and CEO of Kansas City Southern Railway whom she worked with since 2015, noting he surely knew where El Campo, Texas was.
14. The next Regular Meeting of the CDC Board of Directors is Monday, August 26, 2024 at 2:00PM.
15. Brian Hodges moved to adjourn the meeting. Motion was seconded by Anthony Garcia and Cuatro Strack adjourned the meeting at 3:25PM.

*Carolyn Gibson*

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Recording Secretary