

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

JUNE 24, 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, June 24, 2024.

1. Cuatro Strack called the Regular CDC Meeting to Order at 2:00PM.
2. Brian Hodges led the Pledge of Allegiance and Anthony Garcia 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, Mayor Eugene Bustamante, Deputy City Manager Rene Garcia, and Chamber Director Kelly Balthrop were also present.
4. Public Comments: There were none.
5. Gary Raybon moved to approve the Minutes of the Regular Meeting May 20, 2024 as presented. Motion was seconded by Tommy Hitzfeld, and passed unanimously.
6. Jon Watson joined the meeting via Zoom and presented the audit for the CDC's 2022-2023 Fiscal Year, by Watson, Brooks, Watson & Company. He noted the CDC received an unmodified opinion on the audit, noting this was the best opinion available by auditors.
7. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for May 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 May 2024 with the Board. No action was necessary.
9. Carolyn Gibson reported Gary Raybon and Brian Hodges had agreed to serve an additional term, and their appointments would be on the El Campo City Council Agenda June 24th at 6:00PM.
10. Carolyn Gibson reported on a partnership with Next Move Group for Site Selection, Business Retention & Expansion, and Board/Staff Training for \$2,470 per year, which includes registration to their Annual Economic Development Conference. Gary Raybon moved to approve the partnership with Next Move Group. Tommy Hitzfeld seconded the motion, which passed unanimously.

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11. Carolyn Gibson presented the updated CDC Budget draft for Fiscal Year 2024-2025 to the Board, going over all line items, noting changes made from last workshop, and noting the final numbers on benefits would still not be available until late July. No action was taken.

12. Cuatro Strack adjourned the Regular Meeting at 2:55PM 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 Hobo- Economic Development Incentive
 - B. Project Patriot- Economic Development Incentive
 - C. 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

13. Cuatro Strack reconvened the meeting into Open Session at 3:54PM and called for any action to be taken from Executive Session.

- A. Gary Raybon moved to approve Cuatro Strack to sign the Performance Agreement on behalf of the CDC for Project Fancy. Tommy Hitzfeld seconded the motion, which passed unanimously.
- B. Anthony Garcia moved to approve a Site Improvement Grant of 10% up to a maximum of \$50,000 for Project Hobo. Brian Hodges seconded the motion, which passed unanimously.

14. Carolyn Gibson presented the Director's Report on CDC Office Activities, including information on attendance at the City's Comprehensive Plan workshop and the ongoing community survey, a letter of support for the restoration of the Wharton County Veterans Memorial, reports on the I-69 project for the Wharton County Airport overpass and Wharton's US59 upgrade, and an update on the GED/ESL classes held at Northside Ed. Center. She noted details would be emailed to Board members for review at their leisure.

15. The next Regular Meeting of the CDC Board of Directors is scheduled for Monday, July 22, 2024 at 2:00PM.

16. Anthony Garcia moved to adjourn the meeting. Motion was seconded by Brian Hodges and Cuatro Strack adjourned the meeting at 4:05PM.

Carolyn Gibson

Recording Secretary