

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, Room 105
El Campo, Texas 77437

AUGUST 26, 2024

MINUTES

2:00PM

MINUTES of the Regular Board 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, August 26, 2024.

1. Cuatro Strack called the Regular CDC Meeting to Order at 2:03PM.
2. Brian Hodges led the Pledge of Allegiance, and Gary Raybon 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. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek and Deputy City Manager Rene Garcia.
4. Public Comments: There were none.
5. Anthony Garcia moved to approve the Minutes of the Regular Meeting July 29, 2024 as presented. Gary Raybon seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for July 2024 with the Board. She reported on KML's documentation of the amount received by the CDC for the sale of 1717 Divide Street property for \$975,116.38, and the subsequent adjusting journal entries made. 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 July 2024 financial report, Mastercard statement, First State Bank checking account reconciliation, checking account register, and July investment report, noting all accounts were within budget. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for August 2024 with the Board, noting the year-to-date CDC Sales Tax revenues totaled over \$1,044,881.00, with a month of collections remaining. The 2023-24 FY budgeted amount of Sales Tax- \$975,000.00 has been surpassed. No action was necessary.
8. Carolyn Gibson reported on the updates to the CDC's Public Service Announcement, their continued 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 also noted the FEMA disaster resource center in Wharton would be open longer due the extension of the eligible filing period to October 10, 2024.

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9. Anthony Garcia moved to approve the CDC Budget for Fiscal Year 2024-2025 as presented. Gary Raybon seconded the motion which passed unanimously. The budget will then go to City Council for their approval.
10. Cuatro Strack adjourned the Regular Meeting at 3:01PM 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. Deliberations about officers and employees of the governmental body as authorized by Section 551.074:
 - A. Executive Director Evaluation
 2. Deliberation Regarding Economic Development Negotiations As Authorized By Section 551.087:
 - A. Project Fancy- Economic Development Incentive
 - B. Project Smoke- Economic Development Incentive
 - C. Project Grow- Economic Development Incentive
 3. Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property as Authorized By Section 551.087
 - A. Higbee Property
11. Cuatro Strack reconvened the meeting into Open Session at 3:17PM and called for any action to be taken from Executive Session.
 - A. Tommy Hitzfeld moved to approve the Executive Director's 3.5% salary increase, with a future review possible. Brian Hodges seconded the motion, which passed unanimously.
 - B. There was no other action taken as a result of discussions in Closed Session.
12. Carolyn Gibson presented the Director's Report on CDC Office Activities, including information on a Community Open House with CenterPoint Energy for discussion of service disruptions during Hurricane Beryl, Central Texas I-10 Community Alliance Annual Meeting & Educational Summit September 19th in Cuero, the Wharton Co. Career Development Taskforce meetings, letter of support to TxDOT for the I-69 Corridor project funding, recap of regional meeting with SBDC Fort Bend Director's Kimberly Thomas, WCJC Construction Trades Training fast track program, and Wharton Co. Commissioners Court agenda for August 26th.
13. The next Regular Meeting of the CDC Board of Directors is Monday, September 23, 2024 at 2:00PM.
14. Cuatro Strack adjourned the meeting at 3:35PM as there was no further business.

Carolyn Gibson

Carolyn Gibson, Recording Secretary