

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

MINUTES

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 the Board Room within said City, at 2:00PM on Monday, September 23, 2024.

1. Cuatro Strack called the Regular CDC Meeting to Order at 2:04PM.
2. Tommy Hitzfeld 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. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, Deputy City Manager Rene Garcia, and Chamber Director Kelly Balthrop.
4. Public Comments: There were none.
5. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting August 26, 2024 as presented. Anthony Garcia seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports for August 2024 with the Board. She then reviewed the 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 and September 2024 with the Board, noting the year-to-date CDC Sales Tax revenues totaled \$1,132,808.00. The 2023-24 FY budgeted amount of Sales Tax was \$975,000.00. No action was necessary.
8. Carolyn Gibson reported on the status of the projects included in the pledged funds for the 2024-25 budget. She noted the invoices/payment for the Site Improvement Grants to El Campo Bowling, Jalapeno's, Gulf Stream Construction, and Hobo Electric, were being verified and checks would be issued when this is complete. She also reported the verification of Job Creation was underway for Gene's Wrecker. No action was necessary.
9. The CDC will support/sponsor the 2025 Wharton County Day at the State Capital. Staff will bring any costs to the Board at a future meeting.
10. Carolyn Gibson reported City Council had unanimously approved the CDC's Budget for the fiscal year ending September 30, 2025 at their September 9, 2024 Council meeting. Motion to approve was made by Councilman Steve Ward and seconded by Councilman Tom Coblentz.

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11. 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. 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
 - D. Project Care- Economic Development Incentive
2. Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property as Authorized By Section 551.087
 - A. Project Melon

12. Cuatro Strack reconvened the meeting into Open Session at 2:50PM and called for any action to be taken from Executive Session.

- A. Gary Raybon moved to approve a Site Improvement Grant to Project Care- The Crisis Center, of 10% up to a maximum of \$50,000 of eligible expenditures. Tommy Hitzfeld seconded the motion, which passed unanimously.
- B. There was no other action taken as a result of discussions in Closed Session.

13. Carolyn Gibson presented the Director's Report on CDC Office Activities, including information on the Houston District Export Council's Networking Reception, Farewell Luncheon for Wharton EDC Ex. Director Josh Owens who is taking the ED position for Galveston in October, the extension of time for Hurricane Beryl assistance to October 10, 2024, Prasek's Family Smokehouse celebration of the 50th Anniversary, First Methodist Church El Campo's "Rolling for Christ" Car Show, Industry Roundtable on Healthcare hosted by the Wharton Chamber, Women on Washington Fall Sip & Shop, the Site Selectors Guild "REDI SITES" program for site certification and readiness evaluation for development and investment, CDC letter of support and need for a TRUE Grant thru the Texas Higher Education College Board for a new Patient Care Technician Program at WCJC, October as Breast Cancer Awareness Month, Power Up Texas, Workforce Industry Training (WIT) program report, 8/15/2024 Certified 2024 Appraisal Roll for the City of El Campo, her participation in 100+ Women Who Care Wharton County, the Boys & Girls Club Champions for Youth Picnic, and the September 2024 Raising Up Rural newsletter.

14. The next Regular Meeting of the CDC Board of Directors is Monday, October 28, 2024 at 2:00PM.

15. As there was no further business, Gary Raybon moved to adjourn, Tommy Hitzfeld seconded the motion, and Cuatro Strack adjourned the meeting at 3:00PM.

Carolyn Gibson

Carolyn Gibson, Recording Secretary