

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 MINUTES CITY DEVELOPMENT CORPORATION OF EL CAMPO

Northside Education Center  
707 Fahrenthold, Room 105  
El Campo, Texas 77437

The Board of Directors of the City Development Corporation (CDC) of El Campo, Texas met at the Northside Education Center, 707 Fahrenthold, within said City, in the Board Room at 2:00PM on Monday, February 24, 2025. The purpose of the meeting was to review and consider taking official action on the following agenda items.

1. Cuatro Strack called the Regular CDC Meeting to order at 2:00PM.
2. Gary Raybon 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, Gary Raybon, Tommy Hitzfeld, 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.  
*At this time, any person with City Development Corporation-related business, not scheduled on the agenda, may speak to the CDC Board. In compliance with the Texas Open Meetings Act, the CDC Board is limited to making a statement of specific factual information in response to the inquiry, or reciting existing policy. The CDC Board may not discuss, deliberate, or take any action on any item not on this agenda. The issue may be placed on a future agenda for consideration.*
5. Anthony Garcia moved to approve the Minutes of the Regular Meeting November 18, 2024 as presented. Tommy Hitzfeld seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports for January 2025 with the Board. She then reviewed the Mastercard statement, First State Bank checking account reconciliation, checking account register, and January 2025 investment report, noting all accounts were within budget. No action was necessary. Gary Raybon inquired why there was no Sales Tax deposit for January. Carolyn explained it had been held by the City's Finance Director pending auditor's receipt of CDC financial information. At that time no engagement letter had been signed by the CDC.
7. Carolyn Gibson reviewed the Sales Tax Reports for January 2025 with the Board. No action was necessary.
8. Carolyn Gibson reported on the 2023-24 FY audit progress, stating after the Audit Engagement Letter had been signed, all requested information had been provided to the auditors in a timely manner, and the audit was expected in April.

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9. Carolyn Gibson reported on the 2025 Wharton County Day at the State Capital Tuesday, February 25<sup>th</sup>, noting First State Bank was sponsoring the breakfast stop at Hruska's and Constellation Energy was sponsoring lunch in Austin, and the bus sponsored by the CDC was at capacity, with about 80 people total attending.
10. Carolyn Gibson reported on the 2025 Wharton County Job Fair February 11<sup>th</sup> and ECISD Transition Job Fair January 31<sup>st</sup>, noting there was excellent participation from local and regional businesses, armed forces and job-seekers, with several hires made on the spot.
11. Cuatro Strack adjourned the Regular Meeting to Hold Closed Session at 2:47PM 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- Report on Economic Development Incentive
    - B. Project Smoke- Economic Development Incentive
    - C. Project Fun- Economic Development Incentive
    - D. Project Care- Report on Economic Development Incentive
    - E. Project Happy- Report on Economic Development Incentive
    - F. Project Ryan- Economic Development Incentive
    - G. Project Egg- Economic Development Incentive
    - H. Project Oxygen- Economic Development Incentive
    - I. Project Invest- Economic Development Incentive
    - J. Report on Projects Show (should be Shock), Family, Grow, Simple, Boom, and Euro: Economic Development Incentives
  2. Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property as Authorized By Section 551.087
    - A. Real Estate Negotiations- CDC's Higbee Property
12. Cuatro Strack reconvened into Open Session and called for any action to be taken from Closed Session at 3:44PM. There was no action resulting from Closed Session.
13. Carolyn Gibson presented the Director's Report on CDC Office Activities, a copy of the 2025 CDC Eminent Domain Report filed with the Comptroller's Office, and information shared at the Wharton County CORE luncheon. No action was taken.
14. The next Regular Board of Directors Meeting will be Monday, March 24, 2025 at 2:00PM
15. With no further business to conduct, Cuatro Strack adjourned the Regular Meeting at 3:49PM.

*Carolyn Gibson*

Carolyn Gibson, Recording Secretary