

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 NOTICE & AGENDA CITY DEVELOPMENT CORPORATION OF EL CAMPO

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

MAY 5, 2025

2:00PM

NOTICE is hereby given that a meeting of the Board of Directors of the City Development Corporation (CDC) of El Campo, Texas will be held at the **Northside Education Center, 707 Fahrenthold, in the Board Room**, within said City, at **2:00PM** on **Monday, May 5, 2025.**

The purpose of the meeting will be to review and consider taking official action on the following items:

AGENDA

1. Call Regular CDC Meeting to Order
2. Pledge of Allegiance and Prayer
3. Take the Roll of Directors and Confirm the Presence of a Quorum
4. Public Comments:
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. Review and Consider Approval of Minutes of the Regular Meeting March 24, 2024
6. Review CDC Financial Reports and CDC Investment Report for March 2025
7. Review Sales Tax Reports for March 2025
8. Presentation of Draft Budget for CDC Fiscal Year 2025-2026, Including Six Months Actual Income and Expense for Current Fiscal Year
9. Review and Consider Budget Calendar CDC Budget Workshop Dates and Meeting Times.
10. Report on 2023-24 FY Audit Progress

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11. Adjourn Regular Meeting 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 Ryan/Hatch- Economic Development Incentive
 - B. Project Egg- Economic Development Incentive
 - C. Project Boom- Economic Development Incentive
 - D. Report on Projects: Smoke, Fancy, Happy, Oxygen, Fun, Family, Apple, Grow, Simple 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- Sale of CDC's Higbee Property

12. Reconvene in Open Session to Consider Any Action To Be Taken From Closed Session

- A.
- B.
- C.

13. Receive Director's Report on CDC Office Activities

14. Next Regular Board of Directors Meeting is Monday, May 19, 2025 at 2:00PM,

15. Adjourn Meeting

This meeting is posted and conducted in accordance with Chapter 551 of the Texas Government Code. I certify that a copy of this agenda of the City Development Corporation of El Campo was posted at the CDC Offices at the Northside Education Center, 707 Fahrenthold in El Campo, Texas, and on the CDC website at 12:00PM Thursday, May 1, 2025; and remained posted continuously for at least 72 hours before the scheduled time of the meeting and was removed at ____AM/PM, _____, by _____. I further certify that the following local News Media were properly notified of the above stated meeting: KULP Radio Station and the Wharton County Leader Journal newspaper. This meeting may be attended by a quorum of City Council members.

Beverly Supak

Beverly Supak, Economic Development Specialist