

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.

CITY DEVELOPMENT CORPORATION OF EL CAMPO

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

REGULAR MEETING MINUTES

The Board of Directors of the City Development Corporation (CDC) of El Campo, Texas met at the Northside Education Center, 707 Fahrenthold, in the Board Room, within said City, at 2:00PM on **Monday, March 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 Cuatro Strack led the prayer.
3. Cuatro Strack confirmed the presence of a quorum. 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 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. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting February 24, 2024. Anthony Garcia seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports for February 2025 with the Board, noting the Total Current Assets as of February 28, 2025 were \$5,305,533.16 because of inclusion of an adjusting journal entry by auditor of \$211,857.25. She then reviewed the Mastercard statement, First State Bank checking account reconciliation, checking account register, and February 2025 Investment Report, noting Texas Gulf FCU CD #41 matured February 10th and renewed for 1 year at 3.5% APY, and all expense accounts were within budget. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax reports, noting February Sales Tax receipts were up 12.49%, and March receipts were down 3.89%; FY2025 CDC Sales Tax receipts totaled \$518,322.82, \$35,905 less than \$626,609.61 collected at that point in FY2024. No action was necessary.
8. After discussion, Gary Raybon moved to reschedule the May CDC Regular Board Meeting to the third Monday, May 19th. Brian Hodges seconded the motion, which passed unanimously.

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9. Gary Raybon moved to adopt the CDC Budget Calendar for Fiscal Year 2025-2026 as presented. Motion was seconded by Tommy Hitzfeld, and passed unanimously.
10. Carolyn Gibson reported the 2023-24 FY audit would be presented in April, noting staff had sent all documents requested thru the auditor's portal. No action was necessary.
11. Cuatro Strack adjourned the Regular Meeting to Hold Closed Session at 2:27PM 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 Happy- Report on Economic Development Incentive
 - D. Project Ryan- Economic Development Incentive
 - E. Project Egg- Economic Development Incentive
 - F. Project Oxygen- Economic Development Incentive
 - G. Report on Projects Care, Fun, Family, Grow, Simple, Boom: Economic Development Incentives
 - AND
 2. Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property as Authorized By Section 551.072
 - A. Real Estate Negotiations- Sale of CDC's Higbee Property
12. Cuatro Strack reconvened into Open Session and called for any action to be taken from Closed Session at 3:01PM. There was no action resulting from Closed Session.
13. Carolyn Gibson presented her Director's Report on CDC Office Activities to the Board, including information on US Small Business Administration Disaster Loan funding still available for damage caused by December 2024 storms, copy of County Judge Phillip Spenrath's report on Interstate 69 improvements and changes coming to Wharton County, the February 25, 2025 Wharton County Day at the State Capital, and a list of Texas Legislature bills the Texas Economic Development Council were tracking. No action was necessary.
14. The next Regular Board of Directors Meeting date is Monday, April 28, 2025 at 2:00PM
15. With no further business to conduct and a motion by Gary Raybon, seconded by Anthony Garcia and Tommy Hitzfeld, Cuatro Strack adjourned the Regular Meeting at 3:09PM.

Recording Secretary:
Carolyn Gibson, Executive Director