

**CITY DEVELOPMENT CORPORATION OF EL CAMPO**  
**REGULAR MEETING MINUTES**

**AUGUST 19, 2019**

Kinnan Stockton called the Meeting to order at 3:00 PM.

Kinnan Stockton took roll of Directors and noted a QUORUM.

Board Members Present: Kinnan Stockton, David Allgayer, Larry Russell, Tommy Hitzfeld. Cuatro Strack arrived at 3:04pm.

Staff Present: Carolyn Gibson, Executive Director

Others Present: John Hancock, City Councilman, Courtney Sladek, City Manager; and Britni Staff, City Finance Director.

David Allgayer led the Pledge of Allegiance.

Item #4. Public Comments- There were none. Jill Hearn was unable to attend the meeting to accept the check for the Boys and Girls Club of El Campo.

Item #5. Review and consider approval of minutes of the Regular Meeting of June 17, 2019, and take any necessary action. MOTION by Larry Russell to accept the minutes as presented, seconded by David Allgayer. MOTION passed unanimously.

Item #6. Review bills and financial report. No action taken.

Item #7. Review Investment Report and Sales Tax Report. No action taken. Staff will close First Financial checking account and deposit funds in Money Market account at New First Bank.

Item #8. Budget Workshop. The budget was discussed by line item with changes noted. The Board asked for staff to clarify Mexican Institute of Greater Houston's policy for credentialing students and if work visas qualify. Staff will obtain Sales Tax Revenue projection from the City and reflect that number on the CDC budget. The Board will review and approved budget at September meeting or in a Called Meeting if one is necessary. The budget will then be presented to City Council for their approval at the September 23, 2019 meeting.

Item #9. Review Job Creation Incentive Program. MOTION by Tommy Hitzfeld to approve the CDC Job Creation Incentive Program as presented, seconded by Cuatro Strack. MOTION passed unanimously.

Item #10. Review Site Improvement Program. MOTION by Cuatro Strack to approve the CDC Site Improvement Program as presented, seconded by David Allgayer. MOTION passed unanimously.

Item #11. Kinnan Stockton adjourned the Regular Meeting at 3:54PM. John Hancock left at this time. Kinnan Stockton called the Closed Session to order at 3:54PM to discuss and deliberate economic development negotiations, as authorized by Section 551.087 of the Texas Government Code, and real estate negotiation as authorized by Section 551.072 of the Texas Government Code regarding:

1. Project Coat
2. Project Snap
3. Project Real
4. SWIG Business Park
5. Project Arctic
6. CDC-owned building at 1717 Divide Street
7. Project Fair
8. Project Fresh
9. El Campo Memorial Hospital Expansion
10. Project Crash

David Allgayer left Closed Session at 4:30PM.

Item #12. Kinnan Stockton adjourned the Closed Session at 4:56PM and Reconvened the Regular Meeting at 4:56PM, calling for any action resulting from Closed Session discussion.

MOTION by Cuatro Strack to approve a Site Improvement Grant of 10%, with a maximum of \$10,000 for Project Snap (Snap Fitness) and Project Real (John Petty Realtors). The motion was seconded by Tommy Hitzfeld. MOTION passes unanimously.

MOTION by Cuatro Strack to approve a Job Creation Incentive Grant for Project Coat (name confidential) of up to \$50,000.00 after the first year reporting requirements have been met. The motion was seconded by Larry Russell. MOTION passes unanimously.

Item #13. Executive Director Carolyn Gibson presented the Director's Report. NO action was taken.

Item #14. The next Regular Meeting of the CDC Board of Directors will be held Monday, September 16, 2019 at 2:00PM.

Item #15. A Joint Meeting/Workshop of the CDC Board and City Council will be held Monday, November 25, 2019 at 5:00PM, at City Hall.

Item #16. Kinnan Stockton adjourned the Regular Meeting at 5:05PM.