

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
JOINT WORKSHOP MINUTES – NOVEMBER 25, 2019

1. Mayor Randy Collins called the workshop to order at 5:30pm.
2. Board Members present were Kinnan Stockton, Larry Russell, Cuatro Strack and Tommy Hitzfeld. David Allgayer was absent.
Also present was Executive Director Carolyn Gibson.

City Council members present were Mayor Randy Collins, Mayor Pro-Tem Phillip Spenrath, Gloria Harris, John Hancock, Chris Barbee and David Hodges. Jeff Allgayer was absent. Also present was City Manager Courtney Sladek, Planning Director Jai McBride, City Secretary Lori Hollingsworth, Police Chief Terry Stanphill, EMS Director Weston Davis and Building Official Liz Staff.

3. In the Workshop the City Council and CDC Board Members and staff discussed partnership strategies and opportunities between the CDC and City.
City Manager Sladek presented an overview on the most recent and future project collaborations between the City of El Campo and City Development Corporation.
City & CDC recent collaborations - infrastructure projects • \$3 million for rail spur project • Water and sewer extension on South Highway 71, total project cost \$591,331, CDC contribution \$275,000 • 50/50 on water and sewer extension from Lily to Highway 59 and frontage roads, total project cost \$557,231 • Lost Lagoon water and sewer extension, \$100,000 from CDC.
City & CDC recent collaborations • Predevelopment Conferences • Management Team Meetings • KCS Rail Project • Marketing • Residential Development Incentives • Retail Strategies • Sales Tax Analysis • eRecycling
City & CDC future collaborations • Further development of commercial infrastructure along 59 • Partnership on business recruitment and expansion, providing Section 380's, and infrastructure, site improvement and job creation incentives from CDC • Promotion of existing available land with rail and highway frontage • Promotion of the City's Opportunity Zones, Tax Credits, and Foreign Trade Zone status • Partnership to enhance the Central Business District • Promotion of residential development.

Executive Director Carolyn Gibson presented an overview of the Shop Local! initiative, new and improved businesses with completed projects and proposed future business projects. Shop Local! advertising appears in the El Campo Leader-News twice every month, and on the radio and in various publications such as Texas Real Estate Business Magazine and Real Estate Development News. Increased Sales Tax revenue helps offset property taxes for local

residents and businesses. The International Economic Development Council awarded El Campo's City Development Corporation a Bronze Excellence in Economic Development Award, the third best paid advertising campaign in the world for populations under 25,000, for the campaign." was reported by the El Campo Leader News.

The New and Site Improved Businesses in El Campo: ▪ Aquafit Chlorination Systems ▪ DNJ Designs ▪ Molli B's Coffee Café ▪ Bridal Boutique ▪ Belly & Beyond Boutique ▪ El Campo Lost Lagoon RV Resort & Chester's Cafe ▪ Paint Perfection ▪ Coffee Shop at Paint Perfection ▪ The Lofts at Paint Perfection ▪ Sweet Tees Sportswear & Apparel ▪ The Mercantile ▪ Vintage Chica ▪ Somewhere in Time Antiques ▪ The BBQ Place ▪ Station 71 Salon ▪ New ICM (move to downtown) ▪ The Screen Stop (move & expansion) ▪ Domino's Pizza ▪ Gerberman's Jewelry ▪ 409 Club Venue ▪ The Shed ▪ The Feed Store ▪ Diamond W Restaurant ▪ Jalapeño's ▪ El Campo Seafood & Grill ▪ Millhouse Furniture ▪ Treehouse Furniture ▪ Precision Motor Sports ▪ Dollar Tree (expansion & relocation) ▪ El Campo Animal Hospital ▪ Chicken Express ▪ El Campo Super Wash ▪ Ann Hundl Ameriprise Financial ▪ The Real Estate Service ▪ Fastenal (move to larger space) ▪ GreenPoint Ag (new construction) ▪ Absolute Pipeline Integrity ▪ Southern Bell Boutique ▪ TSI Tire (Expansion) ▪ Zip In & Out ▪ K-Baby's Food for the Soul ▪ Blue Creek Market at United Ag ▪ Valley Co-op Oil Mill ▪ Gulf Coast Compress ▪ Cortland Energy ▪ Mid Coast Health Plex ▪ Prasek's Hillje Smokehouse Expansion. New & Improved Coming SOON: ▪ Interstate 69 Frontage Roads (East) ▪ Snap Fitness ▪ Gene's Wrecker, Tire & Truck Repair ▪ Schmidt Implement ▪ El Campo Refrigeration ▪ 80 Room Marriott Brand Hotel ▪ Molli's Foremost Dairy Renovation ▪ Dairy Queen Expansion ▪ Jr's Texas Best Expansion ▪ ECMH New Construction.

4. Mayor Randy Collins adjourned the Joint Workshop at 6:23pm.