

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 CITY DEVELOPMENT CORPORATION OF EL CAMPO ~ APRIL 20, 2020
MINUTES

1. President Kinnan Stockton called the Regular Meeting of the CDC Board of Directors to order at 2:04pm.
2. Board Members present were Kinnan Stockton, David Allgayer, Larry Russell and Tommy Hitzfeld. Cuatro Strack was present by phone. Kinnan Stockton confirmed the presence of a Quorum. Executive Director Carolyn Gibson was also present. City Manager Courtney Sladek was present by phone. Guest Martin Villa was also present by phone.

3. Public Comments: There were none.

Due to the COVID-19, "Coronavirus Disease 2019", recommendations from the Center for Disease Control and Prevention (CDC) and Texas Governor Greg Abbott's Executive Orders, the City Development Corporation of El Campo did not allow any persons to be physically present at the Board meeting. The meeting was audible for Board Members, staff, general public and media, allowing for two-way communications for those desiring to participate.

To attend the audible meeting, attendees were invited to dial **(515) 606-5427** and enter passcode **676379**.

All participants were muted upon entry. Any participant with CDC-related business, not on the agenda, was given the opportunity to speak during Public Comment.

Texas Open Meeting Act (TOMA) Sec. 551.007, Public Testimony, was temporarily suspended on March 16, 2020, by the Texas Office of the Attorney General, until further notice. The general public was not allowed to address the CDC Board during discussion of specific agenda items.

4. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting February 10, 2020, and Joint Meeting with Wharton EDC February 10, 2020, as presented. David Allgayer seconded the motion which passed unanimously.
5. Carolyn Gibson reviewed the Financial Reports and Investments Reports – No action was necessary.
6. Carolyn Gibson reviewed the Accounts Payable and Sales Tax Reports – No action was necessary.
7. The CDC Board will discuss the Strategic Plan, facilitated by Ellen Hoj, IEDC representative, at the May Regular Meeting.
8. Tommy Hitzfeld moved to table discussion on the 2018-2019 Fiscal Year CDC Audit, presented by Todd Pruitt, Pattillo, Brown and Hill, until the May Regular Meeting. Larry Russell seconded the motion, which passed unanimously.
9. Kinnan Stockton adjourned the Regular Meeting at 2:18pm to go into Closed Session to:

Discuss and deliberate: economic development negotiations as authorized by Section 551.087, consultation with attorney as authorized by Section 551.071, and real estate negotiations as authorized by Section 551.072 of the Texas Government Code regarding the following:

1. Lease/Sale of CDC Property Located at 1717 Divide street, El Campo
2. Project Fresh
3. Project Wreck
4. Project Leaf

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10. Kinnan Stockton reconvened the Open Session at 2:58pm to consider actions to be taken from Executive Session.

Larry Russell moved to go month-to-month on the lease with Winfield (Land O'Lakes), and authorize Kinnan Stockton to sign the documents on behalf of CDC. Tommy Hitzfeld seconded the motion, which passed unanimously. Carolyn will send all documentation to CDC Attorney Ronny Collins for his review prior to Kinnan signing.

Tommy Hitzfeld moved to grant Todd White, owner of Aquafit Chlorination Systems, \$10,000.00 for a Site Improvement Grant and a Job Creation Incentive, to be paid 1 year from date of hiring. Larry Russell seconded the motion, which passed unanimously.

Tommy Hitzfeld moved to grant Jeff Allgayer, owner of Allgayer, Inc., up to \$10,000 for a Site Improvement Grant, after receipt of all necessary documentation. Larry Russell seconded the motion, which passed with all voting aye except David Allgayer who abstained from voting due to relationship with owner.

Larry Russell moved to grant Stacy Romo, owner of Turning Leaf Counseling and Education Center, up to \$10,000 for a Site Improvement Grant. David Allgayer seconded the motion, which passed unanimously. No other action was taken resulting from Closed Session.

11. Carolyn Gibson included the Director's report in the Board Packets. There was no discussion.

12. The next Board of Directors Meeting will be held Monday, May 18, 2020 at 2pm.

13. Tommy Hitzfeld moved to adjourn the meeting. Motion seconded by Cuatro Strack.

Kinnan Stockton adjourned the meeting at 3:14pm.