

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

**Northside Education Center
707 Fahrenthold, Room 110
El Campo, Texas 77437**

OCTOBER 19, 2020

2:00 PM

MINUTES

1. President Kinnan Stockton called the Regular Meeting of the CDC to order at 2:05pm.
2. Tommy Hitzfeld led the Pledge of Allegiance.
3. Kinnan Stockton noted the presence of a Quorum. Present were Kinnan Stockton, Cuatro Strack, Larry Russell, Tommy Hitzfeld and Gary Raybon. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, and City Finance Director Brittni Staff. No one attended via call-in.
4. Public Comments: There were no comments by the public, and no dial-in participants in the meeting.
NOTE: The Board directed Staff to remove the call-in meeting information below from future agendas, using wording on City Council agendas, and allow public attendance at meetings.
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 allowed call-in meeting access to those not physically present at the Board meeting. 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.
5. Tommy Hitzfeld move to approve the Minutes of the Regular Meeting September 21, 2020 as presented. Larry Russell seconded the motion, which passed unanimously.
6. Brittni Hanson reviewed the Financial Reports and Investments Report with the Board. There was no action necessary.
7. Kinnan Stockton moved agenda item #8, review of FYE 2020 CDC Budget Amendments up on the agenda. Gary Raybon moved to approve the FYE 2020 CDC Budget Amendments as presented. Larry Russell seconded the motion, which passed unanimously.
8. Was Agenda Item #7- Carolyn Gibson reviewed the Accounts Payable Register and Sales Tax Reports. There was no action necessary.

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9. Re: Joint Meeting with Wharton EDC, hosted by WEDC in Wharton, Carolyn will work on an updated resolution with Josh Owens, will invite Commissioners Court to attend the meeting, and a date will be determined that works for all. They will be emailing the Board Members and Commissioners dates, looking first at November 9th or 16th. No action was taken.
10. Kinnan Stockton adjourned the Regular Meeting at 3:01pm to hold Closed Session.
 - a. 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. Project Gift Update
 2. Project SWIG Update
 3. Jackson Street Market Project
 4. BLS Construction Project
 5. Project Uncle
 6. Project King
11. The call-in for the meeting was reopened to the public at 3:31pm. Kinnan Stockton reconvened the Regular Meeting to consider any action to be taken from Executive Session at 3:31pm and called for any action:
 - a. Larry Russell moved to approve a Site Improvement Grant of 10%, up to a maximum of \$10,000 for the BLS Construction Project, using the revised eligible expenses list. Cuatro Strack seconded the motion which passed unanimously.
 - b. Cuatro Strack moved to approve a Site Improvement Grant of 10%, up to a maximum of \$10,000 for Project Uncle. Tommy Hitzfeld seconded the motion, which passed unanimously. (Note: Project Uncle is the new tunnel car wash being constructed by Speedy Stop on Mechanic Street.)
12. Carolyn Gibson's Director's Report was included in the packets. In the interest of time she encourage the Board to take those pages home for their further review. There was no action necessary.
13. The next Board of Directors Regular Meeting will be Monday, November 16th, 2020 at 2:00pm.
14. Tommy Hitzfeld moved to adjourn the meeting. Gary Raybon seconded the motion. Kinnan Stockton adjourned the Regular CDC Meeting at 3:34pm.