

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**

JANUARY 11, 2021

2:00PM

MINUTES

1. Vice President Cuatro Strack called the Regular Meeting of the CDC to order at 2:00pm.
2. Larry Russell led the Pledge of Allegiance. Cuatro Strack led the prayer.
3. Kinnan Stockton noted the presence of a Quorum. Present were Cuatro Strack, Tommy Hitzfeld and Larry Russell. Kinnan Stockton and Gary Raybon attended by phone. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, and Deputy City Manager Rene Garcia.
4. Public Comments:
Larry Russell spoke, saying he did not appreciate the apartment developer's threat to City Council that if the planned development was not approved then they would build as zoned.
Kinnan Stockton spoke, saying the apartment developers were stating their positions as owners of the property and he did not see this as a threat. There were no other comments.
5. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting December 9, 2020 as presented. Larry Russell seconded the motion, which passed unanimously with Kinnan Stockton and Gary Raybon voting yes by phone.
6. Carolyn Gibson stated due to the meeting early in the month, the Financial Reports and Investments Report were not available. There was no action necessary.
7. Carolyn Gibson reviewed the Accounts Payable Register and Sales Tax Reports. There was no action necessary.
8. Cuatro Strack adjourned the Regular Meeting at 2:10pm to hold Closed Session 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. Project Oso- Site Improvement Grant
 2. Project Home- Infrastructure Grant
 3. Project Ice- Job Creation Incentive
 4. Project Ranch- Site Improvement Grant
 5. Project Doc- Site Improvement Grant
 6. Project King- Update

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.

9. Cuatro Strack reconvened the Regular Meeting at 3:05pm and called for any action to be taken from Executive Session. Kinnan Stockton left the meeting.
 - a. Tommy Hitzfeld moved to approve a Site Improvement Grant for Project Oso, Laura's Cafe, of 10%, up to a maximum of \$10,000 of construction cost. Larry Russell seconded the motion, which passed unanimously.
 - b. Tommy Hitzfeld move to approve \$200,000 for road, water, waste water, etc. infrastructure reimbursement to the building for Project Home. Larry Russell seconded the motion, which passed unanimously.
 - c. Tommy Hitzfeld moved to approve a Job Creation Incentive Grant of \$100,000 to El Campo Refrigeration, to be paid in 2 annual payments of \$50,000. Motion was seconded by Larry Russell, which passed unanimously.
 - d. Tommy Hitzfeld moved to approve two Site Improvement Grants of 10%, up to a maximum of \$10,000 each, for construction of The Beer Ranch and Southern Feed stores. Motion was seconded by Larry Russell, which passed unanimously.
 - e. Tommy Hitzfeld moved to approve a Site Improvement Grant of 10%, up to a maximum of \$10,000 of improvements to Coastal Plains Vet Clinic. Larry Russell seconded the motion, which passed unanimously.

10. Carolyn Gibson's Director's Report was included in the packets. Courtney Sladek introduces Rene Garcia who would be the project manager on the City side of the Southwest International Gateway Business Park project and reported Stonemont had a new partner, Josh Wheeler, and he and Zack Markwell would be presenting to City Council at their meeting February 8th. There was no action necessary.

11. The next Board of Directors Meeting will be a Joint Meeting with Wharton EDC and Commissioners Court, tentatively scheduled for Monday, February 15, 2021 at 1:30pm. The meeting will be hosted by the Wharton EDC at the Wharton Civic Center.

12. Tommy Hitzfeld moved to adjourn the meeting. Larry Russell seconded the motion. Cuatro Strack adjourned the Regular CDC Meeting at 3:19pm.