

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**

MARCH 22, 2021

2:00PM

MINUTES

1. President Kinnan Stockton called the March 22, 2021 Regular Meeting of the CDC to order at 2:00pm.
2. Kinnan Stockton led the Pledge of Allegiance. Mayor Chris Barbee led the prayer.
3. Kinnan Stockton noted the presence of a Quorum. Present were Kinnan Stockton, Cuatro Strack, Larry Russell and Gary Raybon. Tommy Hitzfeld was absent due to illness. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, Deputy City Manager Rene Garcia, Mayor Chris Barbee, Chamber President Rebecca Munos, CDC attorney Ronny Collins, and Vikas Desai and his partner KK Nityajay representing Project Fair.
4. Public Comments: There were none.
5. Gary Raybon moved to approve the Minutes of the Regular Meeting March 1, 2021 as presented. Cuatro Strack seconded the motion, which passed unanimously.
6. Carolyn Gibson reported on CDC Financial Reports and Investments Report for February 2021. There was no action necessary.
7. Carolyn Gibson reported on the Accounts Payable and Sales Tax Reports for February 2021. There was no action necessary.
8. Carolyn Gibson gave a report on the El Campo Rebranding Campaign Partnership with the City of El Campo and El Campo Chamber of Commerce. The CDC funding of \$10,000 was contingent upon participation of the City and Chamber. City Council and the Chamber have approved their funding and the first meeting was held with the consultant- "fd2s". There was no action necessary.
9. Kinnan Stockton adjourned the Regular Meeting at 2:16pm 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 Rock- Infrastructure Incentive
 2. Project Fair- Infrastructure Incentive
 3. Project D- Site Improvement Grant
 4. Winfield- Discussion with Attorney Regarding Real Estate
 5. Project King- Update

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10. Kinnan Stockton reconvened the Regular Meeting at 3:32pm and called for any action to be taken from Executive Session. Vikas Desai and KK Nityajay left the Closed Session at 2:59pm.
 - a. Gary Raybon moved to “Rescind the funding for Project Fair approved at the March 1, 2021 CDC meeting. The motion was seconded by Larry Russell and passed unanimously. (Note: This action was approval of an infrastructure incentive to the developer of \$100,000 upon issuance of CO for hotel and \$34,000 for each CO that was issued on the additional three lots.)
 - b. Cuatro Strack moved to approve a commercial infrastructure incentive for Project Fair of \$200,000. The developer will receive \$100,000 to be paid upon completion of infrastructure and proof of payment of all invoices, and \$100,000 to be paid upon City of El Campo’s issuance of the Certificate of Occupancy for the hotel. The motion was seconded by Gary Raybon and passed unanimously.
 - c. Larry Russell moved to direct CDC Attorney Ronny Collins to send a collection letter for past rent from Winfield Solutions, give 60 day notice of the CDC’s intent to terminate the current month to month lease with Winfield, and renegotiating terms of the new lease. The new lease is needed because of the multiple amendments to the original lease dated November 1, 2009. Cuatro Strack seconded the motion, which passed unanimously.
11. Carolyn Gibson’s Director Report was included in the packets. There was no action necessary.
12. The next Board of Directors Meeting will be Monday, April 19, 2021 at 2:00pm.
13. Cuatro Strack moved to adjourn the meeting. Gary Raybon seconded the motion. Kinnan Stockton adjourned the meeting at 3:41pm.