

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.

CALLED MEETING NOTICE CITY DEVELOPMENT CORPORATION OF EL CAMPO

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

AUGUST 16, 2021

2:00PM

MINUTES

1. President Cuatro Strack called the Special Called CDC Board Meeting to order at 2:01pm.
2. Tommy Hitzfeld led the Pledge of Allegiance and Cuatro Strack led the prayer.
3. Cuatro Strack noted the presence of a quorum of Directors. Present were Cuatro Strack, Gary Raybon, Larry Russell, Tommy Hitzfeld and Anthony Garcia. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, Deputy City Manager Rene Garcia, Mayor Pro-Tem Eugene Bustamante and business owner Molli Bodungen.
4. There were no Public Comments.
5. Gary Raybon moved to approve the Minutes of the Joint Workshop with Wharton EDC June 21, 2021, Regular Meeting June 21, 2021, and Called Meeting July 7, 2021 as presented. Tommy Hitzfeld seconded the motion, which passed unanimously.
6. Carolyn Gibson reviews the Financial Reports, Accounts Payable Reports, and Investments Reports for June and July 2021. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for July 2021. No action was necessary.
8. FY 2021-2022 CDC Budget Workshop and Take any Necessary Action *was moved to after Closed Session.*
9. Cuatro Strack adjourned the Regular Meeting at 2:19pm to hold Closed Session to:
 - 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 Sporty- Site Improvement Grant Update
 2. Winfield/GreenPoint Ag- Update
 3. Project Southpaw- Update
 4. Jackson Street Market Grant Request
 5. Evaluation of Executive Director

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10. Cuatro Strack reconvened the Regular Meeting in Open Session at 3:20pm and called for any action to be taken from Executive Session.
 - a. Gary Raybon moved to approve location address change to Project Sparty for their Site Improvement Grant. Tommy Hitzfeld seconded the motion, which passed unanimously.
 - b. Larry Russell moved to increase Executive Director Carolyn Gibson's salary 4% based on good evaluations by Board members. Gary Raybon seconded the motion, which passed unanimously.

8. At this time Carolyn Gibson presented the FY 2021-2022 CDC Budget line-item draft to the Board. After discussion the following changes were made: COLA and merit salary increases for staff, BluDot BR&E cost of \$1595.00 was removed from duplication in subscriptions and in marketing and placed under Business Retention & Expansion, Boys & Girls Club was increased to \$2000 and moved to Workforce Training, and the resulting final difference of -\$370.70 was deducted from the Business Recruitment Incentives line item in order to balance the budget.

Tommy Hitzfeld moved to approve the balanced budget as presented with the changes detailed above. Anthony Garcia seconded the motion, which passed unanimously.

Staff will make changes as directed and send the approved budget to the Board.

11. Carolyn Gibson presented the Director's Report, with discussion on suggested logo's from fd2s. No action was necessary.

12. The next Regular Board of Directors Meeting will be Monday, September 20, 2021 at 2:00PM.

13. Gary Raybon moved to adjourn the meeting. Motion was seconded by Anthony Garcia and Cuatro Strack adjourned the meeting at 3:57pm.

Carolyn Gibson

Carolyn Gibson, Executive Director, Recording Secretary