

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 NOTICE CITY DEVELOPMENT CORPORATION OF EL CAMPO

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

SEPTEMBER 20, 2021

2:00PM

MINUTES

1. President Cuatro Strack called the Regular CDC Meeting to order at 2:01pm.
2. Gary Raybon led the Pledge of Allegiance and Cuatro Strack led the prayer.
3. Board members present were Cuatro Strack, Larry Russell, Gary Raybon, Tommy Hitzfeld and Anthony Garcia. A quorum of Directors was confirmed. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, Deputy City Manager Rene Garcia and Mayor Pro-Tem Eugene Bustamante. Clayton Rogers, Auditor with Pattillo, Brown & Hill was present via two-way Zoom video call.
4. Agenda Item #6 was moved to this time for Clayton Rogers with Pattillo, Brown & Hill, to present the CDC Audit for Fiscal Year Ending September 30, 2020. Mr. Rogers was present via two-way Zoom video call. He reported the CDC had received a "clean audit". No action was necessary.
5. There were no public comments.
6. Larry Russell moved to approve the Minutes of the Regular Meeting August 16, 2021 as presented. Anthony Garcia seconded the motion, which passed unanimously.
7. Carolyn Gibson presented the Financial Reports, Accounts Payable Reports, and Investments Report for August 2021. No action was necessary.
8. Carolyn Gibson presented the Sales Tax Reports for August 2021. No action was necessary.
9. Gary Raybon moved to increase the funding amount for the Site Improvement Grant to 10% of the project up to a maximum of \$50,000. Tommy Hitzfeld seconded the motion, which passed unanimously.
Tommy Hitzfeld moved to change wording to "Grants may be submitted for work that has already been started or is in progress, or completed if application is submitted within six months of completion." Larry Russell seconded the motion, which passed unanimously.

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.

10. Cuatro Strack adjourned the Regular Meeting at 2:56pm 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. Jackson Street Market Grant Request
 2. Project West Infrastructure Assistance Request
 3. Project Stretch Infrastructure Assistance Request
 4. Project Southpaw Update
11. Cuatro Strack reconvened the Regular Meeting into Open Session at 3:25pm to consider any action to be taken from Executive Session.
 - a. Anthony Garcia moved to approve a Site Improvement Grant of 10% up to a maximum of \$50,000 for the Jackson Street Market project. Gary Raybon seconded the motion, which passed unanimously.
 - b. Tommy Hitzfeld moved to approve funding of \$75,000 for Project West Infrastructure, to be paid in four installments of \$18,750 when Certificates of Occupancy are acquired on each building. Gary Raybon seconded the motion, which passed unanimously.
 - c. There was no additional action taken resulting from Closed Session.
12. Carolyn Gibson presented highlights on the Director's Report included in the packet.
13. The next Board of Directors Meeting will be Monday, October 18, 2021 at 2:00PM.
14. Tommy Hitzfeld moved to adjourn the Regular Meeting and Larry Russell seconded the motion. Cuatro Strack adjourned the meeting at 3:35pm.

Carolyn Gibson

Carolyn Gibson, Executive Director, Recording Secretary