

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 21, 2022

2:00PM

### MINUTES

1. Cuatro Strack called the Regular CDC Meeting to order at 2:00pm.
2. Larry Russell led the Pledge of Allegiance and Tommy Hitzfeld led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum. Directors present were Cuatro Strack, Larry Russell, Anthony Garcia, Gary Raybon and Tommy Hitzfeld. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, Mayor Chris Barbee, and Councilman John Hancock. Bill Smart and Andrew Longoria, appointees to the City's Blight Committee were also present.
4. Public Comments: There were none.

*At this time, any person with City Development Corporation-related business, not scheduled on the agenda, may speak to the CDC Board. In compliance with the Texas Open Meetings Act, the CDC Board is limited to making a statement of specific factual information in response to the inquiry, or reciting existing policy. The CDC Board may not discuss, deliberate, or take any action on any item not on this agenda. The issue may be placed on a future agenda for consideration.*

5. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting December 6, 2021 as presented. Larry Russell seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the Financial Reports, Accounts Payable Reports, and Investments Report for February 2022. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for February 2022. No action was necessary.
8. Anthony Garcia moved to designate President Cuatro Strack, Secretary/Treasurer Gary Raybon, Director Tommy Hitzfeld, and Executive Director Carolyn Gibson as signers on all CDC Financial Accounts. Gary Raybon seconded the motion, which passed unanimously. This action removes Kinnan Stockton and Larry Russell as signers.
9. Larry Russell moved to approve Brooks Watson & Company, CPA as Auditors for the CDC Financial Audit of FYE September 30, 2021 at a cost of \$4,500. Gary Raybon seconded the motion, which passed unanimously.
10. Anthony Garcia moved to approve the CDC Investment Policy as presented. Gary Raybon seconded the motion, which passed unanimously.

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11. Discussion was held on the beautification efforts and uniform code enforcement by the City, of El Campo's main corridors with all present, including City Manager Courtney Sladek, Mayor Chris Barbee, and Bill Smart, Andrew Longoria and Anthony Garcia who serve as City Council appointees to the City's Blight Committee. After discussion and hearing of upcoming changes to be presented to City Council at their March 28<sup>th</sup> meeting, Tommy Hitzfeld moved for the CDC to participate with City of El Campo's Blight Committee on a coordinated effort to improve the gateways and main corridors, Highway 71/Mechanic Street and Business 59/Jackson Street, of El Campo. Anthony Garcia seconded the motion, which passed unanimously.
12. No action was taken regarding CDC Sponsorship of Reset The Clock Workforce Training.
13. Cuatro Strack adjourned the Regular Meeting to go into 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 Report
    2. Project Avocado
    3. Project Grow
    4. Project Buck
    5. Project Clean
    6. Project Tough
    7. Project Sushi
14. Cuatro Strack reconvened the Regular Meeting into Open Session at 4:54pm and called for any action resulting from Executive Session discussions.
  - a. Larry Russell moved to approve a Site Improvement Grant of 10% up to a maximum of \$50,000 for Project Sushi, Greek Brothers, upon receipt of necessary documents. Anthony Garcia seconded the motion, which passed unanimously.
  - b. No additional action was taken from Executive Session.
15. Carolyn Gibson presented the Director's Report and reminded the Board of the El Campo Chamber Gala March 31<sup>st</sup>. No action was necessary.
16. The next Board of Directors Meeting will be Monday, April 18, 2022 at 2:00PM
17. Cuatro Strack adjourned the Regular CDC Meeting at 5:00pm.



**Carolyn Gibson, Recording Secretary**