

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

August 15, 2022

2:00PM

MINUTES

1. Gary Raybon called the Regular CDC Meeting to Order at 2:00pm.
2. Mayor Chris Barbee led the Pledge of Allegiance and Gary Raybon led the prayer.
3. The Presence of a Quorum was confirmed. Board Members present were Gary Raybon, Tommy Hitzfeld, Anthony Garcia and Brian Hodges. Cuatro Strack was absent due to business conflict. Also present were Executive Director Carolyn Gibson, Deputy City Manager Rene Garza, Mayor Chris Barbee and Chris Young with Community Bank of Texas.
4. Gary Raybon welcomed Brian Hodges as the newly appointed member of the CDC Board of Directors.
5. 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.
6. Gary Raybon opened the Public Hearing for the CDC 2022-2023 Fiscal Year Budget at 2:02pm. There were no comments.
7. Gary Raybon closed the Public Hearing for the CDC 2022-2023 Fiscal Year Budget at 2:03pm.
8. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting June 20, 2022 as presented. Anthony Garcia seconded the motion, which passed unanimously.
9. Carolyn Gibson reviewed the Financial Report, Accounts Payable Report, and Investments Report for July 2022. No action was necessary.
10. Carolyn Gibson reviewed the Sales Tax Reports for July 2022. No action was necessary.

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11. Carolyn Gibson presented the Budget Workshop, going over the CDC budget for the 2022-2023 Fiscal Year, going over each item line by line with the Board.
12. Anthony Garcia moved to approve the CDC 2022-2023 Fiscal Year Budget as presented. Tommy Hitzfeld seconded the motion, which passed unanimously.
13. Gary Raybon adjourned the Regular Meeting at 2:33pm 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 Avocado Incentive
 2. Project Tough Report
 3. Project Expand Incentive
 4. Project Pop Incentive
 5. Project Dry Incentive
 6. Evaluation of Executive Director
14. Gary Raybon reconvened in Open Session to Consider Any Action to be taken from Executive Session.
 - a. Anthony Garcia moved to approve a Site Improvement Grant for Project Expand, Southern Belle Boutique, for 10% of the project up to a maximum of \$50,000. Tommy Hitzfeld seconded the motion, which passed unanimously.
 - b. Tommy Hitzfeld moved to approve a Site Improvement Grant for Project Pop, Embree Development, for 10% of the project up to a maximum of \$50,000. Brian Hodges seconded the motion, which passed unanimously.
 - c. No further action was taken resulting from Closed Session.
15. Carolyn Gibson presented the Director's Report on CDC Office Activities. No action was necessary.
16. The next Board of Directors Meeting will be Monday, September 19, 2022 at 2:00pm.
17. Gary Raybon adjourned the Regular CDC Meeting at 3:17pm.

Carolyn Gibson

Carolyn Gibson, Recording Secretary