

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

SEPTEMBER 19, 2022

2:00PM

### MINUTES

1. Cuatro Strack called the September 19, 2022 Regular CDC Meeting to order at 2:00pm.
2. Anthony Garcia led the Pledge of Allegiance and Tommy Hitzfeld led the Prayer.
3. The Presence of a Quorum was confirmed. Board Members present were Cuatro Strack, Gary Raybon, Tommy Hitzfeld, Anthony Garcia and Brian Hodges. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, City Planner Krystal Hasselmeier and Mayor Chris Barbee.
4. Public Comments: Courtney Sladek introduced Krystal Hasselmeier to the Board as the new City Planner. The Board welcomed her to the meeting and the City of El Campo.  
*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. After discussion, Tommy Hitzfeld moved to elect CDC Board Officers as Cuatro Strack President, Tommy Hitzfeld Vice President, and Gary Raybon Secretary/Treasurer. Brian Hodges seconded the motion, which passed unanimously.
6. Tommy Hitzfeld moved for approval of the Minutes of the Regular Meeting August 15, 2022 and the Called Meeting August 25, 2022 as presented. Gary Raybon seconded the motion, which passed unanimously.
7. Carolyn Gibson reported the CDC staff would be preparing the Financial Reports beginning August 1, 2022 and reviewed the Financial Report, Accounts Payable Report, and Investments Report for August 2022 with the Board. No action was necessary.
8. Carolyn Gibson reviewed the Sales Tax Reports for August 2022 with the Board and reported an expected 6% increase in Sales Tax revenue for the current fiscal year. No action was necessary.

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9. Carolyn Gibson reviewed the 2022-2023 Site Improvement Grant Program and Application with no changes proposed. Gary Raybon moved to approve the program and application as presented. Anthony Garcia seconded the motion, which passed unanimously.
10. Carolyn Gibson reported the El Campo City Council approved the CDC's 2022-2023 Fiscal Year Budget as presented at their September 12, 2022 meeting.
11. Carolyn Gibson reported the CDC accounting services with KM&L would begin October 1, 2022, at the beginning of the new fiscal year. Carolyn provided KM&L with current CDC financials and banking information, and she and Beverly would be training on the new software with KM&L staff to prepare for the change.
12. Cuatro Strack adjourned the Regular Meeting to go into Closed Session at 2:51pm 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 Avocado Report
  2. Project Tough Report
  3. Project Dry Incentive
  4. Project Care
  5. Project Welcome
  6. CDC Property
  7. Retail Strategies Report
13. Cuatro Strack reconvened the Regular Meeting into Open Session at 4:01pm and called for any action to be taken resulting from Executive Session discussion:
  - a. Gary Raybon moved to approve the lease with Land O'Lakes (Winfield), increasing the rent on the CDC's building to \$8,500/month from current rate of \$5,000/month and authorize Cuatro Strack to sign necessary documents for the CDC. Tommy Hitzfeld seconded the motion, which passed unanimously. No other action was taken resulting from Executive Session.
14. The Director's Report on CDC office activities was included in the packet. No action was necessary.
15. The next Board of Directors Meeting will be Monday, October 17, 2022 at 2:00pm.
16. Tommy Hitzfeld moved to adjourn the meeting. Anthony Garcia seconded the motion, and Cuatro Strack adjourned the meeting at 4:05pm.

*Carolyn Gibson*

**Carolyn Gibson, Recording Secretary**