

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

OCTOBER 17, 2022

2:00PM

MINUTES

1. Cuatro Strack called the October 17, 2022 Regular CDC Meeting to order at 2:03pm.
2. Anthony Garcia led the Pledge of Allegiance and Cuatro Strack led the Prayer.
3. The Presence of a Quorum of Board Members 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, Deputy City Manager Rene Garcia, and William Key.
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. Anthony Garcia moved for approval of the Minutes of the Regular Meeting September 19, 2022 as presented. Gary Raybon seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the Financial Reports, Accounts Payable Report, and Investments Report for September 2022 with the Board. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for September 2022 with the Board. No action was necessary.
8. Carolyn Gibson gave update on the CDC changeover to accounting services with KM&L, stating Financial Reports for the Board from KM&L would begin effective October 1, 2022, staff had been training on the new software, and things were going very smoothly.
9. Gary Raybon moved to table approval of any FY 2021-2022 Budget Amendments until the next meeting. Anthony Garcia seconded the motion, which passed unanimously.

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10. Cuatro Strack adjourned the Regular Meeting to go into Closed Session at 2:19pm 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 Report
4. Project Care Report
5. Project Welcome Incentive
6. CDC Property Negotiations
7. Meisel Industrial Park Infrastructure Project
8. Project Sophie Incentives

11. Cuatro Strack reconvened the Regular Meeting into Open Session at 2:48pm and called for any action to be taken resulting from Executive Session discussion:

- a. Tommy Hitzfeld moved to approve Cuatro Strack signing lease, as amended by Greenpoint Ag. Gary Raybon seconded the motion, which passed unanimously.
- b. Anthony Garcia moved to approve \$40,400 for infrastructure project upsizing sanitary sewer line serving Lots 3A and 4 of the Meisel Industrial Park. Bryan Hodges seconded the motion, which passed unanimously.
- c. No other action taken.

12. The Director's Report on CDC office activities was included in the packet. She reminded the Board of Wharton Levee Meeting and reported on KCS Strategic Partner Conference. No action was necessary.

13. The next Board of Directors Meeting will be Monday, October 17, 2022 at 2:00pm.

14. Cuatro Strack adjourned the meeting at 2:55pm.

Carolyn Gibson

Carolyn Gibson, Recording Secretary