

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

November 28, 2022

2:00PM

### MINUTES

1. Cuatro Strack called the Regular CDC Meeting to order at 2:03pm.
2. Brian Hodges led the Pledge of Allegiance and Tommy Hitzfeld led the prayer.
3. Cuatro Strack confirmed the presence of a quorum. 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, Mayor Pro-Tem Eugene Bustamante and former El Campo Mayor Randy Collins.
4. Public Comments: Former Mayor Randy Collins addressed the Board with concerns over the availability of internet service in El Campo. He stressed the need for city-wide high-speed internet, noting lack of the service was preventing his son's ability to return to 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. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting October 17, 2022. Motion was seconded by Anthony Garcia and passed unanimously.
6. Carolyn Gibson reviewed the Financial Reports and Accounts Payable Reports for October 2022. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for October 2022. No action was necessary.
8. There were no Budget Amendments needed for CDC Fiscal Year Ending September 2022. No action was necessary.

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9. Cuatro Strack adjourned the Regular Meeting at 2:31pm in order 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 Tough Infrastructure Economic Development Incentive
    2. Project Dry Report
    3. Project Sophie Incentive
    4. Project Welcome Incentive
    5. SWIG Infrastructure Project Economic Development Incentive
    6. CDC Property- 1717 Divide Street
10. Cuatro Strack reconvened the Regular Meeting at 3:46pm and called for any action to be taken resulting from Executive Session.
  - A. Anthony Garcia moved to approve a Site Improvement Grant for Project Sophie for 10% of the project, up to \$50,000. Motion was seconded was Gary Raybon, and passed unanimously.
  - B. Anthony Garcia moved to approve a Site Improvement Grant for Project Welcome, Gillen Pest Control, for 10% of the project, up to \$50,000. Motion was seconded by Gary Raybon, and passed unanimously.
  - C. No further action was taken.
11. Carolyn Gibson presented the Director's Report on CDC Office Activities.
12. The next Board of Directors Meeting will be in January, unless a Called Meeting is needed in December. Carolyn will notify the Board of any changes.
13. Cuatro Strack adjourned the Regular Meeting at 3:51pm.

***Carolyn Gibson***

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**Carolyn Gibson, Executive Director  
Recording Secretary**