

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

JANUARY 30, 2023

2:00PM

MINUTES

1. Cuatro Strack called the Regular CDC Meeting to order at 2:10PM Monday, January 30, 2023.
2. Brian Hodges led the Pledge of Allegiance and Cuatro Strack 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, Deputy City Manager Rene Garcia and Mayor Chris Barbee.
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 to approve the Minutes of the Regular Meeting November 28, 2022 as presented. Tommy Hitzfeld seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the Financial Reports and Accounts Payable Reports for December 2022. She stated the General Ledger report showed all deposits and withdrawals and would replace the "payables list" previously included in financials. She reported staff was working with KM&L, learning new software and things were going well. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for December 2022, noting the CDC's Sales Tax receipts were down 2.6% year-to-date. No action was necessary.
8. Carolyn Gibson informed the Board she and Josh Owens with Wharton EDC have been working together to promote growth in Wharton County; the Wharton EDC meetings are at 12:00PM on the third (3rd) Monday; having meetings on same day made it impossible for them to attend one-another's meetings. After discussion it was determined the fourth (4th) Monday would work for all Board Members. Gary Raybon made a motion to change the Regular Meeting Day for CDC Board Meetings to the fourth (4th) Monday of every month, at 2:00PM. Brian Hodges seconded the motion, which passed unanimously.

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9. Cuatro Strack adjourned the Regular Meeting at 2:31PM in order to Hold 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 Tough Infrastructure Economic Development Incentive
2. SWIG Infrastructure Project Economic Development Incentive
3. Project Tractor Economic Development Incentive

10. Cuatro Strack reconvened the Regular Meeting at 3:55PM and called for any action to be taken resulting from Executive Session.

- A. Gary Raybon made a motion to partner with the City of El Campo on Engineering Costs to extend City water and waste water along the Highway 59/I-69 Frontage Road, up to \$275,000. The motion was seconded by Anthony Garcia, and passed unanimously.
- B. No further action was taken.

11. Carolyn Gibson presented the Director's Report on CDC office activities. Information was included in the packet on the February 14th Wharton County Job Fair in El Campo, \$20,000 grants available to Category 5 businesses for the Texas Travel Industry Recovery Grant Program, The Federal Register listing for Wharton County's addition to Foreign Trade Zone 84 of the Port of Houston Authority and a copy of the Public Notice from the El Campo Leader News, a photo of Matthew Charkalis with the Site Improvement Grant check for Greek Brothers, information on More Mail Services inside MidCoast WellCare-Midtown, and copies of the El Campo maps and ad used at ICSC Red River in Dallas. She also told the Board the CDC office received \$10,000 from Land O' Lakes this month for the Winfield lease, Wharton County Day at the State Capitol is scheduled for February 28, 2023, and she resigned as President/ Board Member of the ARCIT Board to allow others an opportunity to serve.

12. The next CDC Board of Directors Meeting will be Monday, February 27, 2023 at 2:00PM.

13. Cuatro Strack adjourned the Regular Meeting at 3:55pm.

Carolyn Gibson

Carolyn Gibson, Executive Director
Recording Secretary