

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.

**CITY DEVELOPMENT CORPORATION OF EL CAMPO
REGULAR MEETING 1:00PM JUNE 26, 2023**

Northside Education Center
707 Fahrenthold, Room 105
El Campo, Texas 77437

MINUTES

1. Cuatro Strack called the June 26, 2023 Regular CDC Meeting to order at 1:06PM.
2. Anthony Garcia 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, City Manager Courtney Sladek, 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 made a motion to approve the Minutes of the Regular Meeting April 24, 2023, as presented. Gary Raybon seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the Financial Reports for May 2023 with the Board. No action was necessary. She noted the May 1-25, 2023 check register was in packet in error.
7. Carolyn Gibson reviewed the Sales Tax Reports for May 2023 with the Board, noting a 22.6% increase in June 2023 over June 2022. No action was necessary.
8. Brian Hodges moved to approve the 2023-2024 CDC Investment Policy as presented. Tommy Hitzfeld seconded the motion, which passed unanimously. Cuatro Strack and Gary Raybon signed the Investment Policy and resolution.
9. Carolyn Gibson presented the draft 2023-2024 CDC Budget for the workshop, going over each line item in the budget. She noted an increase in interest income is expected and using a conservative Sales Tax projection. Updated health insurance numbers not available and not expected until July, using a 10% increase as placeholder as City expects an increase. No action was necessary from the workshop.

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NOTE: Mayor Chris Barbee left the meeting prior to Closed Session for another appointment.

10. Cuatro Strack adjourned the Regular Meeting at 1:53PM 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. SWIG Infrastructure Project Economic Development Incentive
2. Project Roost Site Improvement Grant
3. Project Nook Site Improvement Grant
4. Project Fun Site Improvement Grant
5. Project Mechanic Land Negotiation
6. Project Cabo Site Improvement Grant

11. Cuatro Strack reconvened the Regular Meeting into Open Session at 2:27PM to consider any action to be taken from Executive Session.

- A. Gary Raybon moved to approve a Site Improvement Grant of 10%, up to a maximum of \$50,000, for Project Roost- South Texas Roost. Anthony Garcia seconded the motion, which passed unanimously.
- B. Brian Hodges moved to approve a Site Improvement Grant of 10%, up to a maximum of \$50,000, for Project Nook. Tommy Hitzfeld seconded the motion, which passed unanimously.
- C. There was no other action resulting from the Closed Session.

12. Carolyn Gibson presented the Director's Report, including information on Texas A&M's Rural Medicine Program Residency partnership with EC Memorial Hospital, Alliance for I-69 news, the MYS Education project, Central Texas I-10 Community Alliance- El Campo has been chosen to host the 2024 Annual Meeting September 21st, PACE Energy program adopted by the City and County, Wharton Chamber Lunch & Learn "The Future of Texas Mexico Trade" July 18th, TML Legislative update, and ICSC retail statistics by Congressional Districts.

13. The next Board of Directors Meeting will be Monday, July 24, 2023 at 1:00PM. Lunch will be served. The August 28th Board Meeting will also be at 1pm with lunch served.

14. Cuatro Strack adjourned the meeting at 2:29PM.

Carolyn Gibson, Recording Secretary