

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 JULY 24, 2023

Northside Education Center
707 Fahrenthold, Room 110
El Campo, Texas 77437

MINUTES

1. Cuatro Strack called the July 24, 2023 Regular CDC Meeting to Order at 1:01PM.
2. Brian Hodges led the Pledge of Allegiance and Tommy Hitzfeld lead 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 and Deputy City Manager Rene Garcia.
4. Public Comments: Carolyn Gibson informed the Board City Councilman Steve Ward had comments at the last City Council meeting. She read those comments and her replies to the Board.
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. Gary Raybon made a motion to approve the Minutes of the Regular Meeting June 26, 2023 as presented. Motion was seconded by Tommy Hitzfeld and passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Report from KM&L and the CDC in-house Balance Sheet/Investment Report for June 2023 with the Board.
7. Carolyn Gibson reviewed the June 2023 Sales Tax Reports for the Board, noting the nearly 26% increase in Sales Tax revenue for July 2023.
8. Tommy Hitzfeld made a motion to approve the Resolution for the 2023-2024 CDC Investment Policy as presented with the Policy at the June 26th meeting. Anthony Garcia seconded the motion, which passed unanimously.
9. Carolyn Gibson went over the draft CDC Fiscal Year 2023-2024 Budget, noting an anticipated 29% increase in health insurance cost, and increase in computer expense line item to \$4000 due to age of CDC office computers, and Business Recruitment Incentives/Economic Impact Analysis/Site Selection Hosting to \$32,108, noting this fund was amount used to balance budget.

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10. At the request of staff, based on unknown health insurance costs, Tommy Hitzfeld moved to table consideration of approval of CDC Fiscal Year 2023-2024 Budget until the August 28th Board meeting. Anthony Garcia seconded the motion, which passed unanimously.

11. No Closed Session was necessary.

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 Spur Economic Development Incentive

12. There was no Closed Session so no action to be taken as a result.

13. Carolyn Gibson presented the Director's Report on CDC Office Activities; including a press release from Kenna Lucas with El Campo Lost Lagoon RV Resort in celebration of their 5th year in El Campo, the June Update from the Alliance for I-69 Texas which included the CDC's request for \$3.6 Million in Federal Highway Appropriations funding, information on how Section 8 housing vouchers can be used to help renters become homebuyers, the collateral pledge from First Financial Bank of \$500,000 for the four \$100,000 CD's the CDC opened with them June 15, 2023, the Lady Lions Ice Cream Social Tuesday, August 1st, the Young Family Foundation Grant application, and Vocational and Career Training brochure from Wharton County Jr. College.

14. The next Board of Directors Meeting will be Monday, August 28, 2023 at 1:00PM. Lunch will be served.

15. Tommy Hitzfeld moved to adjourn the meeting, all seconded the motion and Cuatro Strack adjourned the meeting at 2:06PM.

Carolyn Gibson

Carolyn Gibson, Recording Secretary