

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 AUGUST 28, 2023

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

MINUTES

1. Lunch prepared by Melanie Wiesner was provided by the CDC to those present. Vice President Tommy Hitzfeld called the August 28, 2023 Regular CDC Meeting to Order at 1:07PM.
2. Anthony Garcia led the Pledge of Allegiance and Brian Hodges lead the Prayer.
3. Tommy Hitzfeld confirmed the presence of a quorum. Board members present were Tommy Hitzfeld, Anthony Garcia and Brian Hodges. Cuatro Strack and Gary Raybon were absent. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, Deputy City Manager Rene Garcia, Mayor Chris Barbee, ECMH Administrator Nathan Tudor and WWCHD Chair Steve Cooper.
4. Public Comments: Chris Barbee noted the handicap parking signs in the Northside parking lot were in really bad shape, noting perhaps they could be a Scout project to clean and repaint.
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 opened the Public Hearing for the CDC's 2023-2024 Fiscal Year Budget at 1:10PM. There were no comments. Tommy Hitzfeld closed the Public Hearing at 1:11PM.
6. Anthony Garcia made a motion to approve the Minutes of the Regular Meeting July 24, 2023 as presented. Motion was seconded by Brian Hodges and passed unanimously.
7. Carolyn Gibson reviewed the CDC Financial Report from KM&L and the CDC in-house Balance Sheet/Investment Report for July 2023 with the Board. No action was necessary
8. Carolyn Gibson reviewed the July 2023 Sales Tax Reports with the Board, noting a nearly 24.5% increase in Sales Tax revenue for check the CDC received in August 2023.
9. Carolyn Gibson went over the draft CDC Fiscal Year 2023-2024 Budget, noting an anticipated 15 % increase in health insurance cost as a placeholder. Rene Garcia reported an expected 0% increase in health insurance but had not received the final contract yet. All line items were discussed in workshop.

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10. At the request of staff, Brian Hodges made a motion to approve the CDC Fiscal Year 2023-2024 Budget as discussed in the budget workshop. Anthony Garcia seconded the motion, which passed unanimously.
11. Tommy Hitzfeld adjourned the Regular meeting at 1:27PM to go into Executive 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 Spur Economic Development Incentive
 3. Project Excite Economic Development Incentive
12. Tommy Hitzfeld reconvened the Regular meeting from Executive Session at 2:43PM. No action was taken as a result of the Closed Session.
13. Carolyn Gibson presented the Director's Monthly Report on CDC office activities and other items included in packet, including information on H-GAC's "Bringing the Conversation to Wharton County" at the Wharton Co. Courthouse September 27th, Texas Downtown Association and Texas Economic Development Council application submissions for award for Jackson Street Market & Coffee, Wharton County BBQ Trail county-wide initiative, Texas EDC Annual Conference in Houston October 11-13, the CDC's Realtor Luncheon August 9th sponsored by First State Bank of Louise with USDA and the H-GAC Local Development Corporation, the Wharton County Property Tax Report for 2022- noting major taxpayers and principal employers, the letter of approval from the US Department of Commerce Foreign Trade Zone #84 alternative site framework to expand the POHA FTZ #84 to include all of Wharton County, her attendance at Retail Live! in Austin August 31st, and the Central Texas I-10 Community Alliance Summit hosted by the CDC in El Campo September 21st, and finally noted the Board approved CDC Budget would be submitted to City Manager for inclusion on next City Council agenda for approval of funding.
14. The next Board of Directors Meeting will be Monday, September 25, 2023 at 2:00PM.
15. Anthony Garcia moved to adjourn the meeting, Brian Hodges seconded the motion and Tommy Hitzfeld adjourned the meeting at 2:47PM.

Carolyn Gibson

Carolyn Gibson, Recording Secretary