

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 2:00PM SEPTEMBER 25, 2023**

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

MINUTES

1. President Cuatro Strack called the September 25, 2023 Regular CDC Meeting to Order at 2:03PM.
2. Anthony Garcia led the Pledge of Allegiance and Cuatro Strack lead the Prayer.
3. Cuatro Strack confirmed the presence of a quorum. Board members present were Cuatro Strack, Tommy Hitzfeld, Gary Raybon, Anthony Garcia and Brian Hodges. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek and Mayor Chris Barbee.
4. Public Comments: There were none.
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 August 28, 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 August 2023 with the Board. No action was necessary
7. Carolyn Gibson reviewed the August 2023 Sales Tax Reports with the Board. She also reported a 23.2% increase in Sales Tax revenue for check the CDC received in September 2023. No action was necessary.
8. Carolyn Gibson reported City Council had approved the CDC Fiscal Year 2023-2024 Budget at their September 11, 2023 meeting. No action was necessary.
9. Jon Watson, with Brooks, Watson & Company, was present by phone and presented the audit for the CDC's Fiscal Year 2021-2022. He noted the CDC audit was awarded an unmodified opinion, with no comments. Carolyn Gibson question some of the adjusting journal entries. Jon Watson stated those were to clean up the "old" accounts still carried in the financial statements from projects over 10 years ago. Gary Raybon asked why the CDC was just now receiving the audit, when the next fiscal year was ending in a few weeks. Jon Watson took responsibility for the delay, stating it could have been issued sooner as it had to be included with the City's audit, and

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said he would work with another auditor if the CDC chose to go that route. No action was necessary.

10. Cuatro Strack adjourned the Regular meeting at 2:34PM 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

11. Cuatro Strack reconvened the Regular meeting from Executive Session at 3:01PM. No action was taken as a result of the Closed Session.

12. Carolyn Gibson presented the Director's Monthly Report on CDC office activities and other items included in packet, including information on H-GAC Local Development Corporation's loan programs, YK Communications Internet Safety Series scheduled Tuesday, November 7th at the EC Middle School Cafeteria, EC Prairie Days & 2nd Annual Poker Run October 7th, Wharton County BBQ Trail promotion in conjunction with other communities in Wharton County, monthly report from Alliance for I-69, TAMU AgriLife report on agriculture for Wharton County, Report on Central Texas I-10 Community Alliance Summit in El Campo September 21st, and Report on Texas Downtown Association and Texas Economic Development Council application submissions for Jackson Street Market & Coffee,

13. The next Board of Directors Meeting will be Monday, October 16, 2023 at 2:00PM.

14. Tommy Hitzfeld moved to adjourn the meeting, Anthony Garcia seconded the motion and Cuatro Strack adjourned the meeting at 3:13PM.

Carolyn Gibson

Carolyn Gibson, Recording Secretary