

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 OCTOBER 31, 2023**

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

MINUTES

1. President Cuatro Strack called the Regular meeting of the CDC Board to order at 2:01PM.
2. Anthony Garcia led the Pledge of Allegiance and Cuatro Strack led the Prayer.
3. President Strack confirmed the presence of a quorum with Board members Cuatro Strack, Tommy Hitzfeld, Gary Raybon, Anthony Garcia and Brian Hodges present. Also present were CDC Executive Director Carolyn Gibson, Mayor Chris Barbee, and Steve Cooper, Kim Cooper, Pam Hunt and Brett Kirkham representing El Campo Memorial Hospital.
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 September 25, 2023 as presented. Tommy Hitzfeld seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial and Investment Reports for September 2023. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for September 2023, noting the HDL reports were unavailable for the meeting- they are working on getting them updated. No action was necessary.
8. Gary Raybon moved to table discussion and any action on CDC Fiscal Year 2022-2023 Budget Amendments. Tommy Hitzfeld seconded the motion, which passed unanimously.
9. Tommy Hitzfeld moved to obtain a new auditor for the CDC Fiscal Year Ending September 30, 2023. Gary Raybon seconded the motion, which passed unanimously. Staff will obtain the list of auditors who responded to the City's auditor RFQ and bring responses back to Board for decision.
10. Cuatro Strack adjourned the Regular Meeting at 2:15PM to Hold Closed Session to:

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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 Report
 2. Project Spur Economic Development Incentive
 3. Project Fabulous Economic Development Incentive
 4. Project Ocean Economic Development Incentive
 5. Project Fancy Economic Development Incentive
11. Cuatro Strack reconvened into Open Session at 4:02PM to consider any action to be taken from Executive Session. Anthony Garcia left the meeting during Closed Session.
- A. Brian Hodges moved to approve a job creation incentive for retaining 14 full-time jobs, per CDC policy, for Project Fabulous. Gary Raybon seconded the motion, which passed unanimously.
 - B. Gary Raybon moved to approve a site improvement grant of 10%, with a maximum of \$50,000 for Project Ocean. Brian Hodges seconded the motion, which passed unanimously.
 - C. Gary Raybon moved to approve an infrastructure grant of \$150,000 for Project Fancy, upon City's issuance of Certificate of Occupancy. Brian Hodges seconded the motion, which passed unanimously.
- No further action was taken as a result of Closed Session.
12. Carolyn Gibson presented Director's Report on CDC Office Activities, including information on El Campo Memorial Hospital's first Texas A&M Medical Student's visit to El Campo, Texas Comptroller's Fiscal Notes newsletter focusing on Texas' water and infrastructure needs, Site Selector's report on "Recent Changes to Texas Economic Development Incentives", peer exchange with Josh Owens- Wharton EDC and Carolyn Gibson with H-GAC to support the City of Montgomery, rental information for The Fountains Apartments, and the new Raising Up Rural newsletter by Kara Mayfield and Kris Parker of Texas Star Alliance.
13. The next Board of Directors Meeting will be Monday, November 20, 2023 at 2:00PM, pending any need for Called Meeting.
14. Tommy Hitzfeld moved to adjourn, seconded by Gary Raybon, and Cuatro Strack adjourned the Regular CDC Meeting at 4:15PM.

Carolyn Gibson

Carolyn Gibson, Recording Secretary