

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.

REGULAR MEETING NOTICE & AGENDA CITY DEVELOPMENT CORPORATION OF EL CAMPO

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

January 22, 2024

2:00PM

A meeting of the Board of Directors of the City Development Corporation (CDC) of El Campo, Texas was held at the Northside Education Center, 707 Fahrenthold, El Campo, Texas, in the Board Room at 2:00pm on Monday, January 22, 2024.

MINUTES

1. Cuatro Strack called the Regular CDC Meeting to order at 2:04PM.
2. Anthony Garcia led the Pledge of Allegiance and Brian Hodges led the Prayer.
3. Cuatro 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 and City Manager Courtney Sladek.
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. Gary Raybon moved to approve the Minutes of the Regular Meeting November 20, 2023 as presented. Tommy Hitzfeld seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial and Investment Reports for December 2023 with the Board, no action was necessary. Staff will add a column to the Investment Report showing the date of project approval by the Board.
7. Carolyn Gibson reviewed the Sales Tax Reports for December 2023 with the Board, no action was necessary.
8. Carolyn Gibson reported five firms were contacted about audit services, two were no's, one didn't respond, and two responses were received: audit services by Carr, Riggs, and Ingram for \$15,000.00, and Brooks & Watson for \$6,000.00. Brian Hodges moved to approve Brooks & Watson as CDC Auditor for Fiscal Year 2023-2024, at a cost of \$6,000, with the expectation of the audit presentation by May 2024. Anthony Garcia seconded the motion, which passed unanimously.

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9. Gary Raybon moved to approve the Board meeting with City Council at 5:00pm Monday, February 26, 2024, for a Joint Workshop. Brian Hodges seconded the motion, which passed unanimously.
10. Cuatro Strack adjourned Regular Meeting at 2:46PM 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. Project Strike Economic Development Incentive
 2. Project Warrior Economic Development Incentive
 3. Project Detention Economic Development Incentive
 4. Project Bull Economic Development Incentive
 5. Project Green Real Estate Negotiations
 6. Project Fancy Economic Development Incentive Report
11. Cuatro Strack reconvened into Open Session at 3:33PM to Consider Any Action To Be Taken From Executive Session.
Brian Hodges moved to approve a Site Improvement Grant for Project Warrior- Warrior University, Clay & Beverly Pratkanis, of 10% of the project, up to a maximum of \$50,000. Anthony Garcia seconded the motion, which passed unanimously.
12. Carolyn Gibson presented the Director's Report on CDC office activities included in the Board packets. This included the 2023 update for the TEDC Sales Tax Primer for Local Officials, Greater Houston Partnership Board Member ballot, Wharton County Job Fair Tuesday, February 13th in Wharton, 100 Club of Wharton County newsletter, January Shop Local advertising, TABC application postings for Mamba Seafood & Grill and Southern Fried Bar & Grill, 4-page CDC advertising in 2024 Experience El Campo magazine, CDC letter of support for Northside Education Center's grant application to T-Mobile, CDC letter of support for enhanced emergency response necessary for the Wharton County Airport interchange on US Highway 59/I-69 to Rep. Troy Nehls, attendance at Board meeting November 30, 2023 for The Alliance for I-69 Texas and Board packet materials,
13. The next Board of Directors Meeting will be Monday, February 26, 2024 at 3:30PM, in the Board Room at Northside Education Center, followed by the Joint Workshop with City Council at 5pm at City Hall.
14. Cuatro Strack adjourned the meeting at 3:42PM.

Carolyn Gibson

Carolyn Gibson, Recording Secretary