

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 MINUTES CITY DEVELOPMENT CORPORATION OF EL CAMPO**

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

**February 26, 2024**

**3:30PM**

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 3:30PM on Monday, February 26, 2024.

### **MINUTES**

1. Cuatro Strack called the Regular CDC Meeting to order at 3:30PM.
2. Tommy Hitzfeld led the Pledge of Allegiance and Anthony Garcia 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, City Manager Courtney Sladek, Mayor Chris Barbee and Deputy City Manager Rene Garcia.
4. Public Comments: There were none.
5. Brian Hodges moved to approve the Minutes of the Regular Meeting January 22, 2024 as presented. Anthony Garcia seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial and Investment Reports for January 2024 with the Board, no action was necessary. As requested, a column was added to the Investment Report showing the date of project approval by the Board.
7. Carolyn Gibson reviewed the Sales Tax Reports for January 2024 with the Board, no action was necessary.
8. Carolyn Gibson presented the 2024-2025 FY Budget Calendar to the Board, noting Budget Workshop dates/meeting dates. Tommy Hitzfeld moved to approve the FY 2024-25 Budget Calendar as presented. Anthony Garcia seconded the motion, which passed unanimously.
9. Brian Hodges moved to re-elect current officers: Cuatro Strack for President, Tommy Hitzfeld for Vice President, and Gary Raybon for Secretary Treasurer. Anthony Garcia seconded the motion, which passed unanimously.
10. Gary Raybon moved to approve the 2023-2024 CDC Investment Policy, with the addition of "Secretary/Treasurer" to Investment Officers list in Section V, Delegation of Investment Authority. Tommy Hitzfeld seconded the motion, which passed unanimously.

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11. Anthony Garcia moved to approve the Resolution for Board Officers, Investment Officers and Signers on CDC Financial Accounts. Brian Hodges seconded the motion, which passed unanimously.
12. Carolyn Gibson gave Board Members copies of the CDC & City agendas for the Joint Meeting with City Council at 5:00pm that same day. (Monday, February 26, 2024)
13. Cuatro Strack adjourned Regular Meeting at 4:05PM 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 Bull Economic Development Incentive
  4. Real Estate Negotiations- 1717 Divide Street
  5. Real Estate Negotiation- CDC's Higbee Property
14. Cuatro Strack reconvened into Open Session at 4:32PM to Consider Any Action To Be Taken From Executive Session.
  - A. Gary Raybon moved to approve a Site Improvement Grant for Project Strike- El Campo Bowling Center, of 10% of the project's permanent improvements to the facility, up to a maximum of \$50,000, excluding specialty equipment and bowling lanes. Tommy Hitzfeld seconded the motion, which passed unanimously.
  - B. Anthony Garcia moved for Cuatro Strack to negotiate on behalf of the Board, regarding the CDC's Higbee Property. Tommy Hitzfeld seconded the motion, which passed unanimously.
15. Carolyn Gibson presented the Director's Report on CDC office activities included in the Board packets. This included a Market Daily report from PFL Petroleum, report on the Feb. 13<sup>th</sup> Wharton County Job Fair, January 2024 CDC Notes, a copy of the CDC Eminent Domain Report sent to the Comptroller, information on the 105<sup>th</sup> Annual Wharton Chamber Banquet, a copy of the Attorney General's February 16, 2016 Opinion N. KP-0065 regarding the CDC's eligibility to fund Site Improvements and a report on CDC funding requested by Councilman Steve Ward regarding same, and Carolyn Gibson's certificate for completed Public Funds Investment Training.
16. The next Board of Directors Meeting will be Monday, March 25, 2024 at 2:00PM, in the Board Room at Northside Education Center.
17. Cuatro Strack adjourned the meeting at 4:47PM, in order for all to proceed to City Hall for the Joint Workshop with City Council at 5:00PM.

***Carolyn Gibson***

**Carolyn Gibson, Executive Director, Recording Secretary**