

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

March 25, 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 beginning at 2:00PM on Monday, March 25, 2024.

MINUTES

1. Cuatro Strack called the Regular CDC Meeting to order at 2:00PM.
2. Gary Raybon led the Pledge of Allegiance and Tommy Hitzfeld led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum with Board members Cuatro Strack, Tommy Hitzfeld, Gary Raybon and Anthony Garcia, present. Brian Hodges arrived at 2:01PM. Also present were CDC Executive Director Carolyn Gibson, City Manager Courtney Sladek, Mayor Chris Barbee, Deputy City Manager Rene Garcia; and Pam Hunt, Brett Kirkham, Randy Clapp and Steve Cooper representing El Campo Memorial Hospital.
4. Public Comments: There were none.
5. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting February 26, 2024 as presented. Anthony Garcia seconded the motion, which passed unanimously.
6. Anthony Garcia moved to approve the Minutes of the Joint Meeting w/ City Council February 26, 2024. Tommy Hitzfeld seconded the motion, which passed unanimously.
7. Carolyn Gibson reviewed the CDC Financial and Investment Reports for February 2024 with the Board, no action was necessary.
8. Carolyn Gibson reviewed the Sales Tax Reports for February 2024 with the Board, reporting on the new "Dashboard" provided by HDL, our Sales Tax report subscription. no action was necessary.
9. Carolyn Gibson presented the 2024-2025 FY Draft Budget to the Board for their review prior to the scheduled Budget Workshops.
10. Gary Raybon moved to approve the CDC Resolution of support for Fair Housing Month, April 2024. Tommy Hitzfeld seconded the motion, which passed unanimously. The Resolution was signed by all Board Members. Carolyn Gibson will deliver them to the Housing Authorities.

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11. Cuatro Strack adjourned Regular Meeting at 2:11PM 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 Spur Economic Development Incentive
 2. Project Strike Economic Development Incentive
 3. Project Warrior Economic Development Incentive
 4. Project Heritage Economic Development Incentive
 5. Project Hobo Economic Development Incentive
 6. Project Legacy Economic Development Incentive
 7. Real Estate Negotiations- 1717 Divide Street
 8. Real Estate Negotiations- CDC's Higbee Property

12. Cuatro Strack reconvened into Open Session at 4:01PM to Consider Any Action To Be Taken From Executive Session.
 - A. Gary Raybon moved to approve Scott Chambers/Junior's offer of \$985,000 for the 1717 Divide Street property, directing Cuatro Strack to represent the CDC and negotiate Closing Costs. Brian Hodges seconded the motion, which passed unanimously.
 - B. Brian Hodges moved to allow Sam Hollingsworth, Hollingsworth House Movers, LLC to remove the old barn on the CDC's Higbee Property, at his expense and adding the CDC as additional insured on his policy. Anthony Garcia seconded the motion, which passed unanimously.

13. Carolyn Gibson presented the Director's March 2024 Report on CDC office activities included in the Board packets. Also included were the updated Retail Strategies El Campo Market Guide, information on El Campo's intent to become a "Tourism Friendly Texas Certified Community" with the application submitted by the EC Chamber, SBDC/CDC partnership events: "How to Write a Business Plan" and "Understanding the Income Statement and Balance Sheet" held in February and earlier in March at Northside Center, a letter of support for the City of EC's application for T-Mobile Hometown Grant funding of \$50,000 for the first ever Dog Park in EC, a letter of recommendation for Michael Roddy's Eagle Scout application, her report on the Southwest Association of Rail Shippers 2024 Annual Meeting March 5-7, and 2024 calendar of events planned for Site Selectors Guild Partners.

14. There will be a Called Meeting Tuesday, April 2, 2024 at 12:00PM. The next Regular Board of Directors Meeting will be Tuesday, April 23, 2024 at 2:00PM, in the Board Room at Northside Education Center.

15. Gary Raybon moved to adjourn, Anthony Garcia seconded the motion, and Cuatro Strack adjourned the meeting at 4:11PM.

Carolyn Gibson

Carolyn Gibson, Executive Director, Recording Secretary