

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
ROOM 105
707 Fahrenthold,
El Campo, Texas 77437

AUGUST 25, 2025

2:00PM

NOTICE is hereby given that a meeting of the Board of Directors of the City Development Corporation (CDC) of El Campo, Texas will be held at the **Northside Education Center, 707 Fahrenthold, in Room 105**, within said City, at **2:00PM** on **Monday, August 25, 2025.**

The purpose of the meeting will be to review and consider taking official action on the following items:

AGENDA

1. Call Regular CDC Meeting to Order
2. Pledge of Allegiance and Prayer
3. Take the Roll of Directors and Confirm the Presence of a Quorum
4. Open Public Hearing on CDC Budget for Fiscal Year 2025-2026
5. Close Public Hearing on CDC Budget for Fiscal Year 2025-2026
6. Public Comments:
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.
7. Presentation of CDC's 2023-2024 Fiscal Year Audit by Jon Watson via Teams
8. Acceptance of CDC 2023-2024 FY Audit
9. Review and Consider Approval of Minutes of the Regular Meeting July 28, 2025
10. Review CDC Financial Reports and CDC Investment Report for July 2025
11. Review Sales Tax Reports for July 2025

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12. CDC Budget Workshop for Fiscal Year 2025-2026

13. Review and Consider CDC Budget for Fiscal Year 2025-2026

14. Review and Consider CDC Engagement of City of El Campo's Auditor- Singleton, Clark & Company PC, and Authorize Executive Director to Sign Engagement Letter

15. Adjourn Regular Meeting 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. Deliberation Regarding Economic Development Negotiations As Authorized By Section 551.087:

- A. Project Grow- Infrastructure Construction Incentive
- B. Project Mechanic- Infrastructure Construction Incentive
- C. Project Main- Infrastructure Construction Incentive
- D. Project Family- Infrastructure Construction Incentive
- E. Project Strong- Economic Development Incentive

16. Reconvene in Open Session to Consider Any Action To Be Taken From Closed Session

- A.
- B.
- C.

17. Receive Director's Report on CDC Office Activities

18. Next Regular Board of Directors Meeting is Monday, September 22, 2025 at 2:00PM.

19. Adjourn Meeting

This meeting is posted and conducted in accordance with Chapter 551 of the Texas Government Code. I certify that a copy of this agenda of the City Development Corporation of El Campo was posted at the CDC Offices at the Northside Education Center, 707 Fahrenthold in El Campo, Texas, and on the CDC website at 11:00AM Friday, August 22, 2025; and remained posted continuously for at least 72 hours before the scheduled time of the meeting and was removed at ____AM/PM, _____ by _____. I further certify that the following local News Media were properly notified of the above stated meeting: KULP Radio Station and the Wharton County Leader Journal newspaper. This meeting may be attended by a quorum of City Council members.

Carolyn Gibson

Carolyn Gibson, Executive Director