

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**

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

### **REGULAR MEETING MINUTES**

The Board of Directors of the City Development Corporation (CDC) of El Campo, Texas met at the **Northside Education Center, 707 Fahrenthold, in the Board Room**, within said City, at **2:00PM** on **Monday, May 5, 2025**. The purpose of the meeting will be to review and consider taking official action on the following agenda items.

1. Cuatro Strack called the regular CDC Meeting to order at 2:00PM.
2. Anthony Garcia led the Pledge of Allegiance and Brian Hodges led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum. Board members present were Cuatro Strack, Tommy Hitzfeld, Anthony Garcia and Brian Hodges. Gary Raybon and Tommy Hitzfeld were not present. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek and Deputy City Manager Rene Garcia.
4. Public Comments: There were none.
5. Anthony Garcia moved to approve the Minutes of the Regular Meeting March 24, 2024. The motion was seconded by Brian Hodges and passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for March 2025, noting maturing CD's, maximum FDIC Insurance at Texas Gulf Federal Credit Union, and Interest Rates. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for March 2025, noting the YTD amount the CDC received was \$35,905.00 less than the same period for March 2024. No action was necessary.
8. Carolyn Gibson presented the Draft Budget for CDC Fiscal Year 2025-2026, Including Six Months Actual Income and Expense for Current Fiscal Year. No action was necessary.
9. Carolyn Gibson reviewed the 2025 Budget Calendar and CDC Budget Workshop Dates and Meeting Times. She will correct some dates and email it to the Board.
10. Carolyn Gibson report on 2023-24 FY Audit Progress, noting the audit draft had still not been received and no additional information had been requested by the auditor. Courtney Sladek reported the City had not received their audit draft yet either. Carolyn will follow up with auditor on presentation date for CDC.

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11. Cuatro Strack adjourned the Regular Meeting to Hold Closed Session at 2:35PM 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 Ryan/Hatch- Economic Development Incentive
    - B. Project Egg- Economic Development Incentive
    - C. Project Boom- Economic Development Incentive
    - D. Report on Projects: Smoke, Fancy, Happy, Oxygen, Fun, Family, Apple, Grow, Simple Economic Development Incentives
  2. Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property as Authorized By Section 551.087
    - A. Real Estate Negotiations- Sale of CDC's Higbee Property
12. Cuatro Strack reconvened into Open Session at 3:22PM and called for any action to be taken from Closed Session. There was no action taken.
13. Carolyn Gibson presented the Director's Report on CDC Office Activities including a Letter of Support and Board Resolution in Support for the City's proposed TxDOT Transportation Alternatives Project for the North Wharton FM 653 Sidewalk Project; Legislative information on SB 2 which was signed May 3<sup>rd</sup> and she's watching HB 43- the Agriculture bill; her CDC Notes for April 2025, Letter requesting the full support of Senator Huffman and Representative Kitzman to provide funds to support a Texas Department of Agriculture competitive grant program that aids the public infrastructure needs of companies wishing to locate in rural Texas; information on the 2025-2026 Billie H. Jones Leadership Academy, GHP's state of education presentation, the WCJC Continuing Education Patient Care Technician Assistant program and the class to be held in El Campo at Northside, list of top employers in El Campo, TEDC Sales Tax Training dates in 2025, the Chamber's new Welcome Bag project, a MOU signed for the Coalition for Energy, Environment, and Economic Security and information on that effort, the April 22<sup>nd</sup> Raising UP Rural newsletter, annual report of the Texas Economic Development Corporation, her certificate for completion of a Workforce Solutions HR seminar April 2025, and a copy of the public funds collateral and pledge agreement executed April 22, 2025 for the required 102% collateralization of CDC accounts.
14. The next Regular Board of Directors Meeting is Monday, May 19, 2025 at 2:00PM.
15. There being no further business, Cuatro Strack adjourned the Regular Meeting at 3:33PM.

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