

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 19, 2025**. The purpose of the meeting was 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. Gary Raybon led the Pledge of Allegiance and Tommy Hitzfeld led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum. Board members present were Cuatro Strack, Gary Raybon, Tommy Hitzfeld, Anthony Garcia and Brian Hodges. 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 May 5, 2025. The motion was seconded by Brian Hodges, and passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for April 2025, with the Board, there were no questions and no action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for May 2025, noting the YTD amount the CDC received was \$63,901 less than the same period for May 2024. No action was necessary.
8. Carolyn Gibson presented the updated 2025 Budget Calendar and CDC Budget Workshop Dates and Meeting Times to the Board. No action was necessary.
9. 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 again with auditor on presentation date for CDC. The City has issued an RFP for a new auditor, which the CDC will also use.
10. Carolyn Gibson presented information on the the Northside Center meeting facility progress report and Audio/Visual bids for the space. She stated the upgraded audio/visual services would assist the CDC in hosting larger trainings and meetings in-house. After discussion, the Board directed Carolyn to check with Jeff Moore, CDC Attorney, on legality of funding this portion of the project. The item will be back on the June 23rd agenda for any further action.

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11. Cuatro Strack adjourned the Regular Meeting to Hold Closed Session at 2:24PM 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 Egg- Economic Development Incentive
 - B. Project Boom- Economic Development Incentive
 - C. Project Snow White- Economic Development Incentive
 - D. Report on Projects: Smoke and Oxygen 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 2:43PM and called for any action to be taken from Closed Session.
 - A. Gary Raybon moved to approve a Site Improvement Grant for Project Egg, owned by Carson Koehn, of 10% up to a maximum of \$50,000. Tommy Hitzfeld seconded the motion, which passed unanimously,
 - B. Anthony Garcia moved to approve a Site Improvement Grant for Project Snow White-Munch-oes Bakery, LLC owned by Savannah White, of 10% up to a maximum of \$50,000. Bryan Hodges seconded the motion, which passed unanimously.
 - C. No additional action was taken resulting from closed session.
- Note: Tommy Hitzfeld left the meeting at 2:46PM.*
13. Carolyn Gibson presented the Director's Report on CDC Office activities including the latest I-69 Alliance newsletter, updated list of top 11 employers in El Campo, and traffic counts around El Campo. She also presented the Board with a Resolution of Support for National Public Works Week May 14-25. The Resolution was signed by Cuatro Strack on behalf of the Board.
 14. The next Regular Board of Directors Meeting is Monday, June 23, 2025 at 2:00PM.
 15. There being no further business, Anthony Garcia moved to adjourn the meeting, seconded by Bryan Hodges, and Cuatro Strack adjourned the Regular Meeting at 2:50PM.

Carolyn Gibson

Carolyn Gibson, Executive Director/Recording Secretary