

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

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, June 23, 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. Anthony Garcia led the Pledge of Allegiance and Cuatro Strack led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum. Board members present were Cuatro Strack, Gary Raybon, Tommy Hitzfeld, and Anthony Garcia. Brian Hodges was absent. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, Deputy City Manager Rene Garcia, Mayor Eugene Bustamante and Chamber Director Kelly Balthrop.
4. Public Comments: There were none.
5. Anthony Garcia moved to approve the Minutes of the Regular Meeting May 19, 2025. The motion was seconded by Tommy Hitzfeld, and passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports, noting Total Current Assets less "Receivables, net" was \$5,269,726.98, and balanced with the CDC Investment Report for May 2025, no action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for May and June 2025. No action was necessary.
8. There was no report on the 2023-24 FY Audit Progress so this agenda item was passed.
9. Carolyn Gibson presented information on the Northside Center meeting facility progress and Audio/Visual bids for the space. She stated after sending information on how the upgraded audio/visual services would assist the CDC in hosting larger trainings and meetings in-house, Jeff Moore, CDC Attorney, stated it was legal for the CDC to fund this project under Local Government Code Section 501, Subchapter C, Section 501.102. Gary Raybon moved to approve CDC Funding of \$100,000 for the Audio/Visual Equipment and installation for Northside Education Center. Tommy Hitzfeld seconded the motion which passed unanimously. This funding will require a budget amendment and City Council approval.
10. Cuatro Strack adjourned the Regular Meeting to Hold Closed Session at 2:44PM 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

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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 Boom- Economic Development Incentive
 - B. Project Boom (2)- Economic Development Incentive
 - C. Project Smoke- Economic Development Incentive
 - D. Project Sweep- Infrastructure Construction Incentive
 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
11. Cuatro Strack reconvened into Open Session at 3:17PM and called for any action to be taken from Closed Session.
- A. Anthony Garcia moved to approve a Site Improvement Grant for Project Boom- El Campo Sonic owned by Mike Mersiosky, of 10% up to a maximum of \$50,000. Tommy Hitzfeld seconded the motion, which passed unanimously.
 - B. Gary Raybon moved to approve a \$400,000 Infrastructure Grant to Project Smoke- Junior's Smokehouse, upon receipt of Certificate of Occupancy from the City. Anthony Garcia seconded the motion, which passed unanimously.
 - C. Gary Raybon moved to approve partnering with the City on eligible capital improvement projects, with details of projects to be determined. Anthony Garcia seconded the motion which passed unanimously.
 - D. No additional action was taken resulting from closed session.
- Note: Eugene Bustamante, Courtney Sladek and Rene Garcia left the meeting at 3:20PM.*
12. Carolyn Gibson presented the Director's Report on CDC Office activities including information on the Texas Department of Agriculture's Go Texan Program benefits and costs, a copy of the TxDOT Traffic Count map for El Campo, a letter of support for the El Campo Safe Routes Sidewalks Project to TxDOT, the Economic Development Administration's 2025 Disaster Supplemental Grant Program for damage caused by disasters in 2023 and 2024, and a Regional Profile from the Governor's Office of the Gulf Coast Region.
13. The next Regular Board of Directors Meeting is Monday, July 28, 2025 at 2:00PM.
14. There being no further business, Gary Raybon moved to adjourn the meeting, seconded by Anthony Garcia, and Cuatro Strack adjourned the Regular Meeting at 3:32PMPM.

Carolyn Gibson, Executive Director/Recording Secretary