

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 CITY DEVELOPMENT CORPORATION OF EL CAMPO MINUTES

JULY 28, 2025

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, in the Board Room**, within said City, at **2:00PM** on **Monday, July 28, 2025.**

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

1. Gary Raybon called the Regular CDC Meeting to order at 2:01PM,
2. Tommy Hitzfeld led the Pledge of Allegiance and Gary Raybon led the Prayer.
3. Gary Raybon confirmed the presence of a quorum of CDC Board Members. Present were Gary Raybon, Tommy Hitzfeld, Anthony Garcia and Brian Hodges. Cuatro Strack was absent. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, and Chamber of Commerce Executive Director Kelly Balthrop.

4. Public Comments: There were none.

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.

5. Anthony Garcia moved to approve the Minutes of the Regular Meeting June 23, 2025. Brian Hodges seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for June 2025 with the Board. Carolyn will talk with First State Bank on getting some of the ICS funds into CDARS to increase interest income from 2.5% the ICS account is paying. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for June 2025, stating she expected the Sales Tax to level off the rest of the year. Courtney Sladek agreed, based on her assessment of the history of the taxpayers with the biggest payment swings.
8. Carolyn Gibson reported the CDC had not received the 2023-24 FY Audit to date. She will continue contacting Brooks & Watson regularly for the information.
9. Brian Hodges moved to approve funding and the required budget amendment for Texas Economic Development Corporation Membership with Governor's Office of \$3,000.00 per year. Tommy Hitzfeld seconded the motion, which passed unanimously.

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10. Carolyn Gibson reported on HB 1522, signed by Governor Abbott, and the new "Three Business Day" Posting Requirements for Open Meetings becoming effective September 1, 2025. She stated the agendas would be posted before 2pm the Tuesday before the Regular Meeting. The Board should expect their packets earlier in the week due to this change.

11. Gary Raybon adjourned the Regular Meeting to Hold Closed Session at 2:29PM 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 Boom (2)- Economic Development Incentive
- B. Project Smoke- Economic Development Incentive Report
- C. Project Grow- Infrastructure Construction Incentive
- D. Project Sweep- Infrastructure Construction Incentive
- E. Project Family- Infrastructure Construction Incentive
- F. Project Clean-it-up- Economic Development Incentive

12. Gary Raybon reconvened into Open Session and called for any action to be taken From Closed Session

- A. Anthony Garcia moved to approve a Site Improvement Grant of 10%, up to a maximum of \$50,000 to Project Boom 2- Mike Mersiosky, for the old Sonic location. Brian Hodges seconded the motion, which passed unanimously.
- B. Anthony Garcia moved to approve a Site Improvement Grant of 10%, up to a maximum of \$50,000 to Project Clean-it-up- Will & Cindy Garrett, owners of 107 East Calhoun. Brian Hodges seconded the motion, which passed unanimously.
- C. There was no further action resulting from Closed Session.

13. Carolyn Gibson presented the Director's Report on CDC Office Activities including information on the Public Hearing Notice published in the local paper for the CDC's FY 2025-26 Budget, August 25th, Veterans Benefits Open House at the Elks Lodge July 30th, El Campo Lady Lions Ice Cream Social Wednesday August 6th, The new Texas Small & Rural Community Success Fund hosted by the Governor's Office of Economic Development & Tourism- telling the Board she had offered Executive Director Aaron Demerson to host a regional information session in El Campo, and an explanation of the USDA Rural Development's 538 construction loan use by TriArc for the Creekside Apartments, assuring the Board the property would be a Class A apartment complex as marketed- noting developer Joseph Bramante and his lender would be at the City Council that meeting to explain this to Council and those present.

14. The next Regular Board of Directors Meeting is scheduled for Monday, August 25, 2025 at 2:00PM, and will include a Public Hearing and Budget Workshop on the CDC Budget for the 2025-2026 Fiscal Year.

15. There being no further business, Anthony Garcia moved to adjourn the meeting, seconded by Brian Hodges, and Gary Raybon adjourned the Regular Meeting at 3:19PM.

Carolyn Gibson

Carolyn Gibson, Executive Director/Recording Secretary