

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 MINUTES~ CITY DEVELOPMENT CORPORATION OF EL CAMPO

SEPTEMBER 22, 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, September 22, 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 2:06PM.
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 arrived at 2:25PM. Also present were Executive Director Carolyn Gibson, City Manager Courtney Sladek, Deputy City Manager Rene Garcia and Chamber 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. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting August 25, 2025 as presented. Anthony Garcia seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and Investment Report for August 2025 with the Board. She reported "Positive Pay" service was active on the CDC's checking account at First State Bank.
7. Carolyn Gibson reviewed the Sales Tax Reports for August 2025, sharing with the City, revenues were expected to be down slightly for the year, and HDL Sales Tax Reports were not available for the meeting.
8. Carolyn Gibson presented consideration of the renewal of a 3-year contract with Retail Strategies. After discussion Brian Hodges moved to approve the contract and authorize the Executive Director to sign the documents. Gary Raybon seconded the motion, which passed unanimously.
Note: Cuatro Strack arrived at 2:25pm.
9. Carolyn Gibson went over the line item changes to the CDC Budget for Fiscal Year 2025-2026 with the Board. After discussion Gary Gaybon moved to approve the CDC's Budget for Fiscal Year 2025-26 as presented. Tommy Hitzfeld seconded the motion, which passed unanimously.

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10. Cuatro Strack adjourned the Regular Meeting at 2:41PM 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- Job Creation/Infrastructure Incentive
 - B. Project Main- Infrastructure Construction Incentive
 - C. Project Family- Infrastructure Construction Incentive
 - D. Project Roost- Economic Development Incentive
 - E. Project Strong- Economic Development Incentive
 - F. Project Patriot- Economic Development Incentive
11. Cuatro Strack reconvened into Open Session at 3:13PM and called for any action to be taken from Closed Session.
 - A. There was no action resulting from discussion in Closed Session.
12. Carolyn Gibson reported on CDC office activities included in the packet, her attendance at the TALHFA Conference where she served on a panel discussing “Housing and Economic Development: Communication is Key to Success”, a listing of Board members and their appointment/reappointment dates, the September 2025 ECISD enrollment numbers by grade, September Alliance for I-69 newsletter, upcoming El Campo events September thru December 2025, the Texas National Guard’s Norwegian Foot March in El Campo December 9th, thank-you letters from the Boys & Girls Club of El Campo and Workforce Industry Training (WIT) for the workforce training funds received from the CDC, the Fall 2025 EMS class schedule beginning Monday, August 25th thru Wednesday, December 10th, with graduation tentatively planned for December 11th, El Campo Literacy Club book collection and El Campo Ministerial Alliance’s “Fields of Faith” event Wednesday, October 1st at the EC High School football field.
13. The next Regular Board of Directors Meeting is scheduled for Monday, October 27, 2025 at 2:00PM.
14. There being no further business, Cuatro Strack adjourned the meeting at 3:24PM.

Carolyn Gibson

Carolyn Gibson, Executive Director/Recording Secretary