

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

October 27, 2025

2:00PM

NOTICE is hereby given that 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, October 27, 2025.**

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

1. Cuatro Strack called the Regular CDC Meeting to order at 2:00PM.
2. Gary Raybon 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, Anthony Garcia and Brian Hodges. CDC Director Carolyn Gibson, City Manager Courtney Sladek, and Deputy City Manager Rene Garcia were also present.
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 September 22nd, 2025. Thommy Hitzfeld seconded the motion, which passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for September 2025 with the Board. She will verify all the land owned by the CDC under Capital Assets and report at the next meeting. She also reported The First State Bank had increased the collateral for the CDC accounts and CDs to \$900,000, this amount is in addition to the FDIC insurance of \$250,000.
7. Carolyn Gibson reviewed the Sales Tax Reports for September 2025, noting a 5.41% increase in the Sales Tax revenue received in October, and Seven-11 Inc. had moved up to the 11th spot in the top 30 companies, ranked by Sales Tax paid.
8. Carolyn Gibson reported on an increase in Greater Houston Partnership dues to \$3,638.25 from the previous amount in the approved budget of \$3,300, receiving the notice after the budget was approved, and asked for Board approval to pay the increased amount. Gary Raybon moved to approve payment of \$3,638.25 for the Greater Houston Partnership 2026 dues. Brian Hodges seconded the motion, which passed unanimously.
9. Carolyn Gibson asked for clarification from the Board on payment of invoices from BLS Construction for the Northside Education Center Audio/Visual Equipment. Brian Hodges moved to pay the invoices to BLS as they were received, up to the maximum of \$100,000. Tommy Hitzfeld seconded the motion, which passed unanimously.

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10. Cuatro Strack adjourned the Regular Meeting at 2:30PM 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- Project Report
 - B. Project Big Red- Infrastructure Construction Incentive
 - C. Project Star Wars- Infrastructure Construction Incentive
 - D. Project Mr. Big- Economic Development Incentive
 - E. Project Sandberg- Economic Development Incentive
 - F. Project Tough- Economic Development Incentive
11. Cuatro Strack reconvened the Regular Meeting into Open Session at 3:14PM and asked for any action from Closed Session:
 - A. Brian Hodges moved to partner with the City of El Campo on Project Big Red: \$455,000 for water and fire hydrant infrastructure, along Jackson Street from Wharton Street east to Big Red Wrecker, including the infrastructure for the business going in on the southwest corner of Wharton and Jackson Streets. Anthony Garcia seconded the motion, which passed unanimously.
 - B. Gary Raybon moved to partner with the City of El Campo on Project Star Wars: \$160,071.11 for a force main project from El Campo Memorial Hospital to West Loop, which will benefit the hospital, dialysis clinic and all medical offices and businesses along the route, eliminating sanitary overflows during rain events. Anthony Garcia seconded the motion, which passed unanimously.
 - C. Anthony Garcia moved to approve a Site Improvement Grant of 10% on eligible capital expenses, up to a maximum of \$50,000, for Project Mr. Big, payable at issuance of CO by the City, to be within 18 months of grant approval, and maintaining the business operation for a minimum of 24 months to prevent any clawback of the CDC's funds. Gary Raybon seconded the motion, which passed unanimously.
 - D. Anthony Garcia moved to remove the \$200,000 pledge of grant funds for infrastructure construction on Project Tough. Tommy Hitzfeld seconded the motion, which passed unanimously. The Board noted the project is welcome to reapply.
12. Carolyn Gibson presented the Director's Report on CDC Office Activities, including hosting the House of Representatives Agriculture & Livestock Committee Public Hearing October 6th, New Quest's projection of 38,755 new homes on the Ft. Bend and Wharton County line by 2050, the CDC and Wharton EDC partnering on sponsoring the Annual Meeting of the Alliance for I-69 Texas and their monthly report, the Norwegian Foot March hosted by the CDC, Chamber and Texas National Guard in El Campo December 9th, and as an appointed Board member of the SE Texas Housing Finance Corporation, the honor of winning the Excellence in Senior Living and Community Impact Awards at the 2025 TALHFA Conference.
13. The next Regular Board of Directors Meeting is scheduled for Monday, November 24, 2025 at 2:00PM, and will be held if there is business to conduct.
14. Tommy Hitzfeld moved to adjourn the meeting, which was seconded by Gary Raybon, and Cuatro Strack adjourned the meeting at 3:33PM.