

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

JANUARY 26, 2026

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 Farenthold, in the Board Room, within said City, at 2:00PM on Monday, January 26, 2026.

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 October 27, 2025. Motion was seconded by Tommy Hitzfeld and passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for December 2025 and January 2026. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for December 2025 and January 2026. No action was necessary.
8. Brian Hodges moved to elect the current officers of CDC Board of Directors, Currently: President- Cuatro Strack, Secretary/Treasurer- Gary Raybon, and Anthony Garcia as Vice President, taking the place of Tommy Hitzfeld. Tommy Hitzfeld seconded the motion, which passed unanimously.
9. Gary Raybon moved to approve the 2026-2027 CDC Investment Policy as presented. Motion was seconded by Anthony Garcia, and passed unanimously.
10. Gary Raybon moved for approval of the Resolution stating the duly elected Officers of the Corporation, the Designated Investment Officers, and the Signatories on all financial accounts of the Corporation. Brian Hodges seconded the motion, which passed unanimously.

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11. Carolyn Gibson reported on the October 15, 2026 Governor's Small Business Summit to be Held in El Campo at the Civic Center, noting this would be a regional effort to bring in speakers for the benefit of our businesses.

12. Cuatro Strack adjourned the Regular Meeting at 2:32pm 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 Smoke- Infrastructure Construction Incentive
- B. Project Mr. Big- Economic Development Incentive
- C. Project Sandberg- Economic Development Incentive
- D. Project Family- Infrastructure Construction Incentive
- E. Project Oxygen- Economic Development Incentive
- F. Project Grow- Project Report

13. Cuatro Strack reconvened the meeting at 3:15pm and called for any action to be taken from Closed Session.

- A. Gary Raybon moved to rescind the Infrastructure Grant to Junior's Smokehouse and approve \$400,000 Infrastructure Grant to Western Smokehouse Partners, the new owners of Junior's, with the same conditions, upon receipt of the Certificate of Occupancy from the City. Tommy Hitzfeld seconded the motion, which passed unanimously.

14. Carolyn Gibson presented the Director's Report on CDC Office Activities, including Wharton CAD summaries on Higbee property \$353,896, Meisel property \$9,198, and Monseratte property \$65,382, with a total value of \$428,476; Certificate of Attendance for her PFIA Training in January 2026; the final invoice for the Sandy Corner forced main project, Alliance for I-69 Texas January newsletter, a flyer for the February 12th Galentine's Sip, Shop n' Stroll, and the February Shop Local ad.

Gary Raybon noted Carolyn Gibson had completed 10 years with the CDC in November and asked for her evaluation to be on the next agenda.

15. The next Regular Board of Directors Meeting is scheduled for Monday, February 23, 2026 at 2:00PM.

16. Gary Raybon moved to adjourn the meeting, seconded by Brian Hodges, and Cuatro Strack adjourned the meeting at 3:44pm.

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Carolyn Gibson, Recording Secretary