

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

FEBRUARY 23, 2026

2:00PM

NOTICE was 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, February 23, 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 2:02pm.
2. Anthony Garcia led the Pledge of Allegiance and Brian Hodges 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, Deputy City Manager Rene Garcia, and Chamber Director Kelly Balthrop were also present.

4. Public Comments: City Manager Courtney Sladek spoke on attending and speaking at the services for former City Councilwoman Gloria Harris. Board member Tommy Hitzfeld recognized the contributions made by Mrs. Harris for the betterment of the El Campo community.

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 made a motion to approve the Minutes of the Regular Meeting January 26, 2026 as presented. Motion was seconded by Gary Raybon, and passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for January 2026 with the Board. She noted the February financial reports will show a detail on the Mastercard transactions. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for January 2026, noting February Sales Tax revenue had dipped 15.4%, for sales reported in December 2025.

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8. Cuatro Strack adjourned the Regular Meeting at 2:25pm to go into 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 Oxygen- Economic Development Incentive
 - B. Project Gloss- Economic Development Incentive
 - C. Executive Director Evaluation
9. Cuatro Strack reconvened the meeting into Open Session at 2:57pm and called for any action to be taken from Closed Session.
 - A. Gary Raybon made a motion to approve a Site Improvement Grant for Project Gloss-Flores Chrome Shop & Truck Parts, for 10% of project up to a maximum of \$50,000, to be paid upon issuance of Certificate of Occupancy by the City of El Campo and receipt of invoices and proof of payment. Motion was seconded by Anthony Garcia, and passed unanimously.
 - B. No further action was taken as a result of Closed Session.
10. Carolyn Gibson presented the Director's Report on CDC Office Activities, including information on the Eminent Domain Report filed for the CDC January 30th, Tier4 Technologies savings on Microsoft 365 subscription, Commissioners Court Agenda, City Council Agenda request for Western Smokehouse Partners infrastructure grant, Chamber Gala information, Rotary Fundraiser information, Urban Engineering invoices on Project Mechanic and Big Red, El Campo Cub Scout Cake Auction, and the 2025 Workforce Development numbers and facility usage report for Northside Center.
11. The next Regular Board of Directors Meeting is scheduled for Monday, March 23, 2026 at 2:00pm.
12. Brian Hodges moved to adjourn the meeting, motion was seconded by Anthony Garcia, and Cuatro Strack adjourned the meeting at 3:21pm.

Carolyn Gibson, Recording Secretary