

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.

MEETING MINUTES CITY DEVELOPMENT CORPORATION OF EL CAMPO

Northside Education Center
707 Fahrenthold, Board Room
El Campo, Texas 77437

MONDAY, MARCH 23, 2026

2:00PM

NOTICE was given the Regular Meeting of the Board of Directors of the City Development Corporation (CDC) of El Campo, Texas would be held at the **Northside Education Center, 707 Fahrenthold, in the Board Room**, within said City, at **2:00PM** on **Monday March 23, 2026**.

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

1. Cuatro Strack called the Called CDC Meeting to order at 2:00pm.
2. Brian Hodges led the Pledge of Allegiance and Tommy Hitzfeld led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum. Board Members present were Cuatro Strack, Gary Raybon, Tommy Hitzfeld and Brian Hodges. Board Member Anthony Garcia was absent. CDC Director Carolyn Gibson, City Manager Courtney Sladek, Deputy City Manager Rene Garcia, and Chamber Director Kelly Balthrop 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. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting February 23, 2026 as presented. Motion was seconded by Gary Raybon and passed unanimously.
Gary Raybon moved to approve the Minutes of the Called Meeting March 12, 2026 as presented. Motion was seconded by Tommy Hitzfeld and passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for February 2026 with the Board. This included financials, investments and commitments, February check register, checking account reconciliation and statement, and Master Card summary. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for February and March 2026, noting February Sales Tax for December sales was 15.4% less than same month in 2025. March Sales Tax for sales in January was 68.5% higher than the same month in 2025. No action was necessary.

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8. Cuatro Strack adjourned the Regular Meeting at 2:11pm 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 Oxygen- Economic Development Incentive
 - B. Project Cottage- Economic Development Incentive
 - C. Project Diamonds- Economic Development Incentive
9. Cuatro Strack reconvened the Meeting into Open Session at 2:30pm and called for any action to be taken from Closed Session.
 - A. Brian Hodges moved to approve an infrastructure grant in the amount of \$100,000 for Project Oxygen, HTeaO El Campo, to be paid when City Certificate of Occupancy is received and upon receipt of copies of invoices and proof of payment. Gary Raybon seconded the motion, which passed unanimously.
 - B. Gary Raybon moved to approve a Site Improvement Grant for Project Cottage, El Campo Lost Lagoon, for 10% of improvements, not to exceed \$50,000, upon receipt of invoices and proof of payment. Tommy Hitzfeld seconded the motion, which passed unanimously.
 - C. Brian Hodges moved to approve a Site Improvement Grant for Project Diamonds, Dance Pizzazz, for 10% of improvements, not to exceed \$50,000, upon receipt of invoices and proof of payment. Gary Raybon seconded the motion, which passed unanimously.
 - D. No further action was taken as a result of Closed Session.
10. Carolyn Gibson gave the Director's Report on CDC office activities: the CDC Homebuyer Assistance Lunch & Learn Tuesday, April 7th with SETH Finance Corporation, the new Opportunity Zones 2.0 nomination process for 2026, City Council agenda request for Project Big Red infrastructure extension, El Campo Top 10 employers, Alliance for I-69 March update, Keep El Campo Beautiful "Adopt-A-Tree for Earth Day" event, YK Communications Business Bytes luncheon March 24th, and the CDC's Federal Highway Appropriations request of Congressman Troy Nehls' office for \$5 million, for ROW acquisition and utility relocation on US Highway 59/ Interstate 69 south of El Campo to the Jackson County line; total project cost estimate is \$9 million and construction of this segment has been submitted for full funding in the next UTP.
11. The next Regular Board of Directors Meeting will be Monday, April 20, 2026 at 2:00pm due to schedule conflicts.
The May Board of Directors Meeting will be Monday, May 18, 2026 at 2:00pm due to the Memorial Day holiday May 26, 2026.
12. Tommy Hitzfeld made a motion to adjourn, seconded by Gary Raybon, and Cuatro Strack adjourned the Regular Meeting at 3:15pm.

Carolyn Gibson, Recording Secretary