

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

THURSDAY, APRIL 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 **Thursday, April 23, 2026**.

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

1. Cuatro Strack called the CDC Meeting to order at 2:00pm.
2. Anthony Garcia 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, Tommy Hitzfeld, Anthony Garcia and Brian Hodges. Board Member Gary Raybon was absent due to a work conflict. CDC Director Carolyn Gibson was also present. Note: Anthony Garcia was absent from the March 23, 2026 meeting due to a work conflict.
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 March 23, 2026, as presented. Motion was seconded by Anthony Garcia and passed unanimously.
6. Carolyn Gibson reviewed the CDC Financial Reports and CDC Investment Report for March 2026 with the Board. This included financials, investments and commitments, March check register, checking account statement and reconciliation, and monthly Master Card summary. City Manager Courtney Sladek and Deputy City Manager Rene Garcia arrived during this agenda item discussion. No action was necessary.
7. Carolyn Gibson reviewed the Sales Tax Reports for March and April 2026, noting April Sales Tax for sales in February, was 30.33% higher than the same month in 2025. No action was necessary.

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8. Cuatro Strack adjourned the Regular Meeting at 2:13pm 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 Family- Economic Development Negotiations
 - B. Project Gulf- Economic Development Negotiations
 - C. Project Rebel- Economic Development Negotiations
 - D. Project Retail- Economic Development Negotiations
 - E. Project STEM- Economic Development Negotiations
9. Cuatro Strack reconvened the Meeting into Open Session at 2:45pm.
There was no action taken resulting from Closed Session discussion.
10. Carolyn Gibson gave the Director's Report on CDC office activities: the Comptroller's Economic Development Corporation Report was filed and will be emailed to Board members; listing of FY 2027 Federal Appropriations Requests- 22nd Congressional District Future I-69/US 59 Improvements- \$5 million for right-of-way acquisition and utility relocation for improvements on US59 on the south side of El Campo, and TxDOT would provide any required local match; information on the Downtown Dinner April 28th; EC Lady Lions Ice Cream Social sponsor opportunities; training certificate for 1 hour of Fair Housing Overview, Texas Fair Housing Act Fact Sheet, and inventory of affordable housing in Wharton County; Pak Petroleum Marketing April special flyer; slide deck from SETH Finance Corporation Lunch & Learn April 7th; City of EC Tire Only Clean Sweep April 25th and Touch A Truck event May 16th; CDC providing a large screen TV for their use in the NEC Board Room; City Council agenda item regarding CDC funding approval April 27th; and Texas Senate and House Interim Charges were discussed and will be sent to Board members by email.
11. The next Regular Board of Directors Meeting will be Monday, May 18, 2026 at 2:00pm, due to the Memorial Day holiday on the regular 4th Monday date of May 26, 2026.
12. Tommy Hitzfeld made a motion to adjourn, seconded by Anthony Garcia, and Cuatro Strack adjourned the Regular Meeting at 3:16pm.

Carolyn Gibson, Recording Secretary