

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 CITY DEVELOPMENT CORPORATION OF EL CAMPO

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

NOTICE was given that a 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 Monday, May 18, 2026**.

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

MINUTES

1. Cuatro Strack called the Regular CDC meeting to order at 2:00PM.
2. Anthony Garcia led the Pledge of Allegiance and Gary Raybon led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum of Board. Board members present were Cuatro Strack, Gary Raybon, Tommy Hitzfeld, Anthony Garcia and Brian Hodges. Executive Director Carolyn Gibson, City Manager Courtney Sladek, Deputy City Manager Rene Garcia and Mayor Eugene Bustamante, and EMS Director Garret Bubela 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 April 23, 2026 as presented. Motion was seconded by Tommy Hitzfeld and passed unanimously.
6. Carolyn Gibson presented the CDC Financial Reports and CDC Investment Report for April 2026, noting the accounts payable entry for the Mastercard of \$727.49 was made by KML but no explanation was received prior to the meeting. She will email the Board when she receives the response. She also noted Project Big Red had a payment of \$418,955.80 in May, leaving a balance due of \$319,313.00, that was not noted in the CDC Investment Report. No action was necessary.
7. Carolyn Gibson presented the Sales Tax Reports for April 2026, noting a 5% increase in Sales Tax proceeds received in May. No action was necessary.

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8. Carolyn Gibson presented the CDC FYE 2027 Budget Calendar noting workshops, Public Hearing, and needed vote/approval dates. She noted the first budget workshop would be at the June 22nd Board meeting.
9. Cuatro Strack adjourned the Regular Meeting at 2:19PM 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 Mend- Economic Development Negotiations
 - B. Project Gulf- Economic Development Negotiations
 - C. Project Rebel- Economic Development Negotiations
 - D. Project STEM- Economic Development Negotiations
10. Cuatro Strack reconvened the Regular Meeting into Open Session and called for any action to be taken from Closed Session
 - A. Brian Hodges moved to approve the cost of installation and 1st year service of \$11,500 for Project STEM. The Weatherstem weather monitoring system will benefit local businesses with early severe weather information and camera feed live streamed to the website and app. This will be available for anyone to access. Anthony Garcia seconded the motion, which passed unanimously.
No further action was taken as a result of Closed Session discussions.
11. Carolyn Gibson presented the Director's report on CDC office activities including information on the CDC's completed annual report to the Comptroller's Office, the SBDC calendar of El Campo visits and workshop on "Access to Capital" in July, information on TxDOT's road sign logos for El Campo businesses along US Highway 59, the City's budget calendar, and the May 4th Raising Up Rural newsletter featuring the CDC's advertising.
12. Cuatro Strack announced the next Regular Board of Directors Meeting will be Monday, June 22, 2026 at 2:00PM and will include a Budget Workshop.
13. Brian Hodges moved to adjourn the meeting, which was seconded by Gary Raybon. Cuatro Strack adjourned the meeting at 3:00PM.

Carolyn Gibson, Recording Secretary