

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 was held at the **Northside Education Center, 707 Fahrenthold, in the Board Room**, within said City, at **2:00pm Monday, July 27, 2026**.

MINUTES

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

1. Cuatro Strack called the Regular CDC Meeting to order at 2:04PM.
2. Rayce Jenkins led the Pledge of Allegiance and Cuatro Strack led the Prayer.
3. Cuatro Strack confirmed the presence of a quorum of Board. Board Members present were Cuatro Strack, Tommy Hitzfeld, Anthony Garcia, Brian Hodges and Rayce Jenkins. Executive Director Carolyn Gibson, Deputy City Manager Rene Garcia and Mayor Pro-Tem Kyle Wallis were also present. City Manager Courtney Sladek arrived during agenda item 12 discussion.
4. Gary Raybon, retiring Board Member was unable to attend the meeting but Cuatro Strack recognized him for his service as a Director and Secretary/Treasurer from 2020 to 2026. Carolyn will get his plaque and nameplate to him with a card signed by Board members and staff.
5. Cuatro Strack welcomed newly appointed CDC Board Member Rayce Jenkins and thanked him for being willing to serve on the Board.
6. 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.
7. Tommy Hitzfeld moved to approve the Minutes of the Regular Meeting June 22, 2026 as presented. Anthony Garcia seconded the motion, which passed unanimously.
8. Carolyn Gibson presented the CDC Financial Reports and CDC Investment Report for June 2026, going over the contents of the reports for new Director Rayce Jenkins. The CDC Balance Sheet showed an incorrect amount remaining to be paid on Project Big Red 1 & 2. She will correct that and email it to the Board. No action was necessary.
9. Carolyn Gibson presented the Sales Tax Reports for June 2026, noting the CDC was on track to bring in increased Sales Tax for this fiscal year. No action was necessary.
10. Tommy Hitzfeld made a motion that the current officers be reelected to their respective positions and Brian Hodges be elected as the new Secretary-Treasurer. The motion was seconded by Rayce Jenkins and passed unanimously.
11. Anthony Garcia made a motion to approve a Resolution for CDC Board Officers and the Executive Director of the CDC to be designated as Investment Committee Members. Motion was seconded by Brian Hodges and passed unanimously.
12. Tommy Hitzfeld made a motion to approve a Resolution designating all Board Members and the Executive Director as signers on all CDC Financial Accounts. Motion was seconded by Rayce Jenkins and passed unanimously. City Manager Courtney Sladek arrived during this discussion.

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13. Carolyn Gibson presented a resolution for supporting continued AM radio availability in vehicles. She reported at the July 13, 2026 Council meeting that the City of El Campo became the first in the nation to adopt a resolution in support of AM radio in vehicles, and how AM radio was widely used in emergency and disaster situations. Brian Hodges made a motion to approve a Resolution for Support of the AM Radio for Every Vehicle Act. Anthony Garcia seconded the motion, which passed unanimously.
14. Carolyn Gibson reported the WeatherSTEM project was underway for placement on El Campo's Public Safety Building, but the best view of El Campo for the camera was Legacy Field/Park and the El Campo EMS Director Garret Bubela has requested additional funds of the \$995 for the camera to be placed on another location on the building from the equipment. Brian Hodges moved to approve funding the \$995 additional cost for the WeatherSTEM camera placement on the Public Safety Building. Anthony Garcia seconded the motion, which passed unanimously.
15. Carolyn Gibson presented FYE 2026 Budget Amendments for Investment Income, Infrastructure Projects, Replacement of Office Computers, Postage, Dues & Subscriptions, Audit Cost and Auditor's Pension Liability Adjustment to the Board. Tommy Hitzfeld moved to approve the budget amendments. Motion was seconded by Rayce Jenkins and passed unanimously.
16. Carolyn Gibson went over the budget for CDC Fiscal Year 2026-2027 by each line item. She reminded the Board the next workshop would be at the August meeting and will include the Public Hearing on the budget. No action was necessary.
17. Cuatro Strack adjourned the Regular Meeting at 3:03PM to Hold Closed Session to: discuss and deliberate economic development negotiations as authorized by Section 551.087 of the Texas Government Code regarding the following:
 - A. Project Shine- Economic Development Incentives
 - B. Project Family- Economic Development Incentives
 - C. Project Home- Economic Development Incentives
18. Cuatro Strack reconvened Open Session at 3:25PM and called for any action to be taken from Closed Session.
 - Brian Hodges moved to approve an infrastructure grant of the amount of the match required to extend a City water line for Project Family, upon approval of an EDA grant application. Anthony Garcia seconded the motion, which passed unanimously. No other action was taken.
19. Carolyn Gibson presented the Director's Report on CDC Office Activities for June 2026, including draft versions of El Campo's Way Finding signage; 2 bids received for the 2 CDC office computers & local Computer Center was best price; Texas State Travel Guide advertising partnership with Chamber; the Choose El Campo First campaign for July; June and July Alliance for I-69 Texas Newsletter; El Campo Auto Parts new owner and Ribbon Cutting; Retail Leakage Analysis provided by Retail Strategies; Public Hearing notice for the CDC's FY 2026-27 Budget August 27th; contact information for the current CDC Board members; Coffee with the Cops & First Responders July 28th; Hillje-Blu Lacy Transmission Improvement Project Wharton County Open House with CenterPoint and AEP July 29th; and CDC Notes with upcoming events emailed before the meeting.
20. The next Regular Board of Directors Meeting will be Monday, August 24, 2026, at 2:00PM.
21. Brian Hodges moved to adjourn the meeting, seconded by Tommy Hitzfeld, and Cuatro Strack adjourned the meeting at 3:38PM.

Carolyn Gibson

Carolyn Gibson, Recording Secretary