

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, August 24, 2026**.

MINUTES

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. 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, City Manager Courtney Sladek, Deputy City Manager Rene Garcia, Chamber Director Kelly Balthrop, Finance Director Brittnei Nanson and Fiscal Services Coordinator Terry Mican 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. Cuatro Strack opened the Public Hearing for the CDC's Fiscal Year 2026-2027 Budget at 2:02PM. There were no comments. Cuatro Strack closed the Public Hearing at 2:03PM.
6. Anthony Garcia moved to approve the Minutes of the Regular Meeting July 27, 2026 as presented. Brian Hodges seconded the motion, which passed unanimously.
7. Carolyn Gibson presented the CDC Financial Reports and CDC Investment Report for July 2026, going over the contents of the reports and statements for the Board. No action was necessary.
8. Carolyn Gibson presented the Sales Tax Reports for July 2026, noting the CDC was still on track to bring in increased Sales Tax for this fiscal year. No action was necessary.
9. Brian Hodges made a motion to approve funding of 50% or \$39,190 of \$78,380 for audio visual upgrades to the El Campo Civic Center main hall. The motion was seconded by Rayce Jenkins and passed unanimously. City Finance Director Brittnei Nanson was present to answer any questions from the Board.
10. Tommy Hitzfeld made a motion to approve FYE 2026 Budget Amendments for Investment Income, Infrastructure Project, Replacement of Office Computer, postage, Dues & Subscriptions, Auditor's Pension Liability Adjustment, and Changed Audit Cost as presented. Motion was seconded by Brian Hodges and passed unanimously.

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- 11.** Carolyn Gibson went over the budget for CDC Fiscal Year 2026-2027 by each line item. City Manager Courtney Sladek suggested budgeting a 30% increase for employee health insurance. Staff will research a possible separate CDC policy for their employees, only to determine if any savings are possible from the City's anticipated large premium increase. Carolyn reminded the Board that the budget would need action prior to their September 28th meeting in order to be presented to City Council for approval prior to the fiscal year end September 30, 2026. No action was necessary.
- 12.** There was no action taken on the CDC's FY 2026-2027 Budget.
- 13.** Cuatro Strack adjourned the Regular Meeting at 2:32PM 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 Incentive
 - B. Project Family- Economic Development Incentive
 - C. Project Comma- Economic Development Incentive
 - D. Project White- Economic Development Incentive
- 14.** Cuatro Strack reconvened Open Session at 2:41PM and called for any action to be taken from Closed Session.
 - A. Brian Hodges moved to approve a Site Improvement Grant for Project Shine- Stephen's Auto Body for 10% up to a maximum of \$50,000 upon completion of improvements, and CDC receipt of invoices and proof of payment. Anthony Garcia seconded the motion, which passed unanimously.
 - B. Anthony Garcia moved to approve funding Project White- relocation and improvements to a City water line on East Jackson, west of Elwood Street which are located in the TxDOT right-of-way, in the amount of \$155,250.00. Rayce Jenkins seconded the motion, which passed unanimously.
 - C. No other action was taken.
- 15.** Carolyn Gibson presented the Director's Report on CDC Office Activities for July 2026, including the final versions of El Campo's Way Finding signage; promotional funding requests from Boys & Girls Club of EC and EC Power Up program; Texas Association of Business Data Center Fact Sheet; I-69 Alliance remarks to TxDOT Commission July 30, 2026 and proposal for surface transportation reauthorization from Sean Duffy, Secretary of Transportation; flyers for Governor's Small Business Summit October 15th in EC; Coffee with Cops and First Responders August 25th, CDC sponsoring and attending TEDC Annual Conference; YK Communications Business Bytes Lunch & Learn September 29th; EC Downtown Dinner September 15th; and a new business- Antiques & Treasures at 110A Railroad Street. CDC Notes with upcoming events were emailed before the meeting.
- 16.** There will be a Called Meeting of the Board at 2:00PM Tuesday, September 8, 2026.
The next Regular Board of Directors Meeting is Monday, September 28, 2026, at 2:00PM.
- 17.** Brian Hodges moved to adjourn the meeting, seconded by Tommy Hitzfeld, and Cuatro Strack adjourned the meeting at 2:55PM.



Carolyn Gibson, Recording Secretary