

**CAMERON ECONOMIC DEVELOPMENT CORPORATION**  
**Meeting Minutes**  
**August 10, 2023**

Board members present included Board President James Camp, Connie Anderle, Maurice Goza, Mayor Bill Harris, Nilesch Bhakta, and Carl Bradley.

Others present included Spring Janke, Chamber of Commerce Board President, Ginger Watkins, City Manager Ricky Tow

1. Call to order.

President James Camp called the meeting to order at 3:00pm.

2. Public Comments.

There were no public comments.

3. Discuss and possibly take action on the meeting minutes from July 27, 2023.

Mayor Bill Harris moved to approve the minutes as presented. Maurice Goza seconded the motions. The motion carried 6 – 0.

4. Discuss and possibly take action on the financial reports.

Ginger Watkins reviewed the current financial reports and presented the July sales tax report. The July sales tax deposit puts sales tax revenue at 133.5% of budget bringing the total sales tax collection to \$380,147.32. The most significant transaction since the last financial report was the annual payment of the principal and ½ of the interest on the 2012 Bond. The new balance owed on the bond is reflected on the balance sheet at \$780,000. Carl Bradley moved to approve the financials as presented. Nilesch Bhakta seconded the motions. The motion carried 6 -0.

5. Review of Director's terms.

Directors are appointed to two-year terms by the Cameron City Council in two groups.

2023 Directors Up for Reappointment Are.

Connie Anderle

Carl Bradley

Jim Camp

Mike Zajicek

Directors Service a term from 2022 – 2024 Are.

Nilesch Bhakta

Mayor Bill Harris

Maurice Goza

Reviewed with no comments.

6. Discuss and possibly take action on EDA Grant 08-01-05488.

Ginger Watkins reported that the major work is pending Oncor power pole removal. The engineer reached out to the Oncor Area Manager for assistance in getting a response to requests for status and timelines. The driveway to The Yards is nearing completion but open for use.

7. Discuss and possibly take action on the FY 2023-2024 Economic Development Budget.

The board reviewed the updated budget. Budget updates included:

- July sales tax revenue
- A projected Employee Insurance increase of 10% based on preliminary guidance that the city has received to date.
- A recommended \$50 increase in postage expenses.
- An increase in the Tourism Director allocation to reflect the contractual changes made last year from \$10,500 to \$13,750.
- An increase from \$3,000 to \$5,500 for Downtown Gateway Improvements to address the mural on Central Avenue as it doesn't look like it will be completed this fiscal year.
- The addition of \$10,000 to fund The Yards Maintenance Rsv. for 2023- 2024 on line item The Yards Infrastructure Resrv.
- The addition of \$1,100 to The Yards Maintenance line item to cover power washing at The Yards.

The board reviewed the reserve funds and project fund carry forward noting the following under Program Income:

- Funding a Reserve Account for the matching funds for the EDA project on Adams avenue of \$140,000.
- Establishing a reserve account for a future business park sign.
- Utilizing \$10,000 from the Downtown Cameron Christmas funds for the installation and removal of the Christmas lights.
- Redeeming \$30,000 from The Yards Maintenance Resv. CD for parking lot maintenance.

Nilesh Bhakta said that there is someone in Troy that did school's parking lot. It lasted eight years.

The presented budget shows positive Net Income of \$38,208.44. In the past, the budget was developed to achieve a net zero income. Board members discussed the positive benefit of having net income should a project come up then a budget amendment could be made if necessary.

Maurice Goza moved to approve the budget as presented. Mayor Bill Harris seconded the motion. The motion carried 6 -0.

8. Discuss and possibly take action on a requested increase in cleaning fees at The Yards of Cameron. The event cleaning fee has not been updated in several years to keep up with inflationary pressures. The request is to increase the fee from \$125 per event to \$150 per event. Bill Harris moved to approve the increase to \$150. Maurice Goza seconded the motion. The motion carried 6 – 0.
9. Discuss and possibly take action on the Interagency Cost Reimbursement Agreement for Tourism Director.  
Ricky Tow reported that the Tourism Director committee met to review the contract and look if it the stated purpose remained of benefit to the city. The committee agreed the purpose is important and should move forward with some specific adjustments to reflect the need for accountability, measures, and transparency.

Spring Janke, Chamber President, said they discussed the role are we doing the right thing and is it

beneficial. The role is robust as it covers both tourism and business advocacy. Discussed with Director and the chamber of how the agreement could be expanded to include measures, and accountability. The Chamber has been focused on creating events. Don't know that they have done a good job of promoting hospitality -- working collaboratively with lodging to set hotel packages. How the hotel funds are being utilized perhaps could be improved as well.

The Chamber has focused on events such as:

- Steak Stein and Wine - bring focus on a local brand (44 Farms), local vendors, shopping, explore the town, arrange tours and history.
- Christmas parade on Thursday is local event but could perhaps be more.
- Shop local event this year, that follows black Friday – focusing on Buy local.
- Elf cart parade.
- Spring Festival - brings in youth and livestock.
- They will not do the basketball classic this year. It has not performed well financially due in large part to the high cost of officials.

James Camp said after the meeting this week, they all thought that the role is good for the city. Carl Bradley asked who is going to state the expectation for the outcomes of the agreement. Carl would like to see the role better defined. Spring said that EDC board members could certainly provide input to the expectations and outcomes. Connie Anderle said that it is exciting to get a new start and move forward. Bill Harris asked for transparency.

Ricky Tow reminded the board that James Camp is the contact for objectives for the EDC.

Bill Harris moved to continue the agreement. Maurice Goza seconded the motion. The motion carried 5 - 1.

10. Convene into executive session.

President James Camp convened the board into executive session at 3:59pm pursuant to Chapter 551.087 to discuss economic development negotiations.

- i. Project 2023-05-26 Brian
- ii. Project 2022-09-15 Kyle
- iii. Project 2023-06-21 Jason
- iv. Project 2023-05-30 Jennifer
- v. Project 2023-08-03 Cesar

And pursuant to Chapter 551.072 to discuss real property negotiations.

11. Reconvene into public session.

President James Camp reconvened the board into public session at 4:14 pm. No action taken.

12. Adjourn.

Mayor Bill Harris moved to adjourn. Maurice Goza seconded that motion. 6 -0 Meeting adjourned at 4:14pm.