

**CAMERON ECONOMIC DEVELOPMENT
CORPORATION
Minutes of the Annual Meeting of the Board
September 20, 2023**

Board members presented were James Camp, President; Mike Zajicek, Secretary/ Treasurer; Maurice Goza, Nilesh Bhakta, Mayor Bill Harris; and, Carl Bradley, Vice President. Also present were Ricky Tow, City Manager; and, Ginger Watkins

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 take action on financials.
Secretary/Treasurer Mike Zajicek reviewed the financials. Stating a correction in the total current assets from 541,178.87 to 513,678.87 due to a recording error. For FY 2022 -2023 total sales tax revenue is \$414,684.74. There are 10 days left in this fiscal year. Mr. Zajicek noted that The Yards of Cameron rentals for the Year are \$9,500 over budget. Mayor Harris asked what contributed to the increase in rentals at The Yards. Ginger Watkins said that it is now one of the most affordable event facilities in the area so that is in part the reason for the increase. She also believes that it is word of mouth. Mr. Zajicek called board members' attention to the account quick reports and noted the August sales tax deposit of \$34,537.42 be deposited today (9/20/2023). This is the last ½ cent sales tax deposit for the year. Mr. Zajicek noted that the EDA Grant account balance was transferred to the Classic Bank main checking account and that Mr. Camp signed the paperwork to close the account per the board's action in the last meeting. Mayor Harris complimented the board on the way it operates and what it does for the community. Mayor Bill Harris moved to approve the financials with the corrections noted by Mr. Zajicek. Maurice Goza seconded the motion. The motion carried 6 – 0.
4. Review and approve minutes from the meeting held on September 7, 2023.
Mr. Camp asked if board members had reviewed the meeting minutes from September 7th and if there was a motion to approve. Maurice Goza moved to approve the minutes as presented. Nilesh Bhakta seconded the motion. The motion carried 6 – 0.
5. Discuss and possibly take action to affirm the approval of the update to the FY 2023 – 2024 Project plan.
Ginger Watkins advised board members that due to the typo in the September 7th agenda item for approval of the updated FY 2023 – 2024 Project Plan, this agenda item is provided to affirm the approval to the updated FY2023 - 2024 Project Plan. Mayor Bill Harris moved to affirm the approval of the FYI 2023 – 2024 Project Plan updates. Nilesh Bhakta seconded the motion. The motion carried 6 – 0.
6. Review and discuss City Council FY 2023-2024 appointments to the Cameron EDC Board of Directors.
Ginger Watkins stated that the Cameron City Council appointed, Jim Camp, Mike Zajicek, Carl Bradley, and Sara Kostroun to two-year terms. President James Camp said that he wished to recognize and Thank Connie Anderle for her years of service on this board. This board was formed in 2007 and Connie Anderle has served since its inception.

7. Elect Officers for 2022 - 2023 Fiscal Year.
Mayor Bill Harris moved to elect James Camp as President; Carl Bradley as Vice President; and Mike Zajicek as Secretary / Treasurer. Maurice Goza seconded the motion. The motion carried 6 – 0.
8. Discuss the status of the EDA CARES Act Infrastructure Grant Project.
Ginger Watkins reported that the project is on hold because the Oncor poles have not been moved. There is a change order outstanding which we have not seen, as the engineer is working with the contractor to affirm numbers and evaluate options to keep the project within the set budget. At this time, we do not have any information from Oncor on when the poles will be moved. Nilesh Bhakta suggested we call Stan Gerdes to see if he could offer us any help.
9. Discuss an update on the 2023 Fly-in and Airshow.
Ginger Watkins reported that planning, and marketing are moving forward. Mr. Camp is leading the efforts on fund raising with great progress. The Police Department is onboard to support the Airshow as is the Sheriff's department. We are still waiting to hear back from the Cameron Volunteer Fire Department.
10. Discuss an update on the Cell Tower lease purchase agreement.
On September 19th, the point of contact stated that he hoped to have a contract to us by the end of this week.
11. Discuss an update on the Christmas Lights for 2023.
Three new buildings are adding lights this year – the Henderson Building, the Milam Appraisal Building, and the Historic Jail Museum building. Classic bank is also adding lights to the Travis street side of the bank. Christmas décor will be installed by 11/17/2023. The installation crew will check existing roofline lights and make repairs as needed. Ginger Watkins is also working on finding a local solution to ongoing maintenance of roofline lights as needed during the year.
12. Convene into executive session.
President James Camp convened the board into executive session at 3:20 pm pursuant to Chapter 551.087 to discuss economic development negotiations on Project 2023-05-26 Brian, Project 2022-09-15 Kyle, Project 2023-06-21 Jason, Project 2023-05-30 Jennifer, and Project 2023-08-03 Cesar; and pursuant to Pursuant to Chapter 551.072 to discuss real property negotiations.
13. Reconvene into public session.
President James Camp reconvened the board into public session at 3:34pm with no action taken.
14. Board member comments.
This is a new agenda item to allow board members to share comments with the board. No action will be taken on comments. James Camp shared with board members that the welcome to downtown Cameron mural project is moving forward; however, the building owner wishes to affirm that the board will maintain the mural overtime or return the building to its original color when/if the mural no long serves its purpose.

Nilesh Bhakta suggested that the board consider a digital billboard on the EDC property to promote tourism events, business and more. The sign would be 14' x 48'. The EDC could consider applying for a tourism grant to fund the sign and potentially, finance the sign with annual support from the Tourism board. Research is required for this, and Mr. Bhakta would like to see this on a future agenda when research is complete. Mr. Tow noted that Texas DOT approval would be required for a sign.

Mr. Bhakta asked for an update on the soccer fields at the next meeting.

Mr. Camp asked for an update on the City Park improvements and pickleball courts to be on the next meeting agenda.

15. Adjourn.

Mike Zajicek moved to adjourn at 4:10pm. Carl Bradley seconded the motion. The motion carried 6 - 0.