

CAMERON ECONOMIC DEVELOPMENT CORPORATION

June 19, 2024

Meeting Minutes

Board members attending included board President, James Camp, Vice-President, Carl Bradley, Secretary, Mike Zajicek, Mayor, Nathan Fuchs, Sara Kostroun, Maurice Goza and Nilesch Bhakta. Also attending City Manager, Ricky Tow and Ginger Watkins.

1. Call to order.

President James Camp called the meeting to order at 3:30pm noting a quorum was present.

2. Public Comments.

There were no public comments.

3. Discuss and possibly take action on the minutes from May 21, 2024.

Mayor Nathan Fuchs moved to approve the minutes as presented. Carl Bradley seconded the motion. The motion carried 7 – 0.

4. Discuss and possibly take action on the May 2024 Financial reports.

Mike Zajicek reviewed the financial reports with board members beginning with a review of the new reports for the IntraFi investments through Classic Bank. The CEDC should have more interest income from these investments to finish out the fiscal year. The total cash and investments as of May 31, 2024, is \$933,679.69. Since the last meeting corrections were made to the balance sheet to reflect the land assets more accurately after land was sold. The corrections result in an increase in Capital Gains of \$395,696.18. Mr. Zajicek discussed the Profit & Loss budget versus actual noting that there are a few small items that are over budget but overall is under budget. The Yards rental is ahead of budget as is sales tax revenue. Three more months of sales tax revenue are due before the end of the fiscal year. The account quick reports show account activity through the end of May. Most of the activity is routine with two repair issues at The Yards for air conditioning repairs to Michalka AC and a plumbing issue to Bradley Plumbing. Maurice Goza moved to approve the financials as presented. Carl Bradley seconded the motion. The motion carried 7 – 0.

5. Discuss and possibly take action on the FY 2024-2025 Economic Development Project Plan.

Board members reviewed and discussed a first draft of the FY 2024-2025 Economic Development Project plan. The plan included long-term and fiscal year projects. The long-term projects are the same as the prior year. Board members discussed actions that the board could take to move long-term actions forward. Board members discussed the possibility of funding a study to assess future infrastructure needs for the city as it might relate to land acquisition and I14. Mr. Camp asked the Mayor and City Manager if this would be overstepping the role of the EDC with the City. The City Manager said that such actions would be helpful to the city. On the topic of Housing board members discussed providing input on what the gateways of Cameron might look like for the future growth and vitality of the city.

Moving on to the FY 2024-2025 project areas board members discussed the direction of The Yards of Cameron initiatives specifically regarding whether continuing to explore soccer development given the prohibitive cost of development, is a prudent choice or whether refocusing on baseball development makes more sense. The focus should be on baseball given the expense associated with soccer development. Board members discussed the need to develop driveways to Business Park Phase II to support the development of this area and The Yards of Cameron. This should be included in the plan.

Tourism is a new project area for FY 2024-2025. Tourism includes funding for a Tourism Coordinator role; funding for software and other tools that the role may need in support of the tourism committee; funding for downtown events, Christmas lighting and the Cameron Airshow. Tourism projects also include banners to draw visitors from the highway to downtown Cameron. are expanded to include two new project areas: Tourism and Quality of Life.

Downtown Redevelopment projects were reviewed. Board members discussed adding QR codes to direct people to downtown Cameron to the existing signs in the Lion's Centennial Park. Quotes will be obtained for signs that will coordinate with the existing signs.

Quality of Life is a new project area for FY2024-2025. This area includes funding for two possible park projects one on the east side of Cameron and one on the west side of Cameron.

Support for existing businesses, land acquisition and supporting the growth and expansion of the Airport have been consistent elements of annual project plans. The activities in these areas are consistent with FY2023-2024.

6. Discuss and possibly take action on tourism coordinator position.

Board members briefly discussed the role and the financial support. Some board members felt that the CEDC's financial support was not sufficient to hire a qualified candidate. Since the City is in the process of appointing new members to the Tourism committee board members felt that this item should be tabled until the Tourism committee can meet to ensure that the EDC is aligned with the goals of the committee. Carl Bradley moved to table this item. Mike Zajicek seconded the motion. The motion carried 7 – 0.

7. Discuss and possibly take action on the Adams Avenue improvement project.

The Adams Avenue project is now under construction again. The project should be completed at the end of August.

8. Convene into executive session.

President James Camp convened the board into executive session at 5:19pm pursuant to Chapter 551.087 to discuss economic development negotiations regarding Project 2023-05-26 Brian, Project 2024-08-01 Cesar II, Project 2023-08-03 Cesar, Project 2024-04-10 John, and Project 2023-06-10 Jason; and pursuant to Chapter 551.072 to discuss real property negotiations.

9. Reconvene into public session.

President James Camp reconvened the board into public session at 6:10pm with no action taken.

11. Discuss and possibly take action to set dates for budget planning meetings.

Board members briefly discussed a future meeting in mid-July. A date will be set later. No action taken.

12. Board member comments.

Mr. Camp asked Ginger Watkins to provide an update on the Roger's Loop. The original contractor for the project left the project. TxDOT is now working with the bonding company to advertise the project for a new contractor. No new project completion information is available currently.

13. Adjourn.

Mike Zajicek moved to adjourn. Nathan Fuchs seconded the motion. The motion carried 7 – 0.