

**CAMERON ECONOMIC DEVELOPMENT
CORPORATION
Minutes from January 27, 2022**

Board members present are Connie Anderle, Neil Bhakta, James Camp, Mike Zajicek, Maurice Goza, Bill Harris, and Carl Bradley.

Also, present Ginger Watkins, Renee, and Chuck Dart.

1. Call to order.
President James Camp called the meeting to order at 4:00 pm.
2. Convene into executive session.
President James Camp convened the board into executive session pursuant to Chapter 551.087 to discuss economic development negotiations relating to Project 2020-01-01 Chuck at 4:01 pm.
3. Reconvene into public session.
President James Camp reconvened the board into public session at 4:19 pm. No action taken.
4. Public Comments.
There were no public comments
5. Review and approve the minutes from the meeting held on December 21, 2021.
Bill Harris moved to approve the minutes from December 21, 2021. as presented. Maurice Goza seconded the motion. The motion carried 7 – 0.
6. Review and approve the current financial report.
Secretary Treasurer Mike Zajicek reviewed the financial reports beginning with the ½ cent sales tax revenue to date total of \$117, 951.74. The sales tax year-to-date is 123% of budget. The December ½ cent deposit was \$29,587. The balance sheet shows total cash on hand of \$461,392.78.
Neil asked about paying the interest and principal on the 2012 bond up front. This is not possible until we refinance the bond when it is callable in August.
Neil Bhakta moved to approve the financials as presented. Carl Bradley seconded the motion. The motion carried 7 – 0.
7. Discuss and possibly take action on a presentation from Milam CW Venture.
Chuck and Renee Dart addressed the board with an overview of their proposed Cameron Automatic Car Wash. No action taken.
8. Discuss progress on the EDA Grant for Street Improvements on Adams Avenue and Industrial Blvd.
Ginger Watkins advised board members that the engineer had a preliminary discussion with TxDOT about the improvements on Adams Avenue. They hope to have a design for review the week of January 31st. Connie Anderle asked about the water and sewer lines in Adams Avenue. This has not been discussed. Ginger will follow up with Brandon White and the engineer on the state of the existing water and sewer lines.
9. Discuss and possibly take action on the windmill in Business Park Phase II.
Ginger Watkins advised board members that the windmill has a rusted leg. It is leaning and may fall if not repaired or removed. The city is concerned that if they try to repair the leg their equipment will not be adequate to prevent further damage. Bill Harris moved to authorize Ginger Watkins to negotiate the sale of the windmill to be removed at a buyer's expense and at their liability within 45 days. Mike Zajicek seconded the motion. The motion carried. 7 – 0.
4:55 Bill Harris left
10. Discuss and possibly take action on Downtown Revitalization marketing.
Ginger Watkins presented a marketing approach to engage people through social media highlighting the opportunities in downtown Cameron. Neil Bhakta stated that he supported the approach but that we

needed to do some clean-up work on the gateways to downtown now. Carl Bradley moved to approve the social media and landing page proposal with up to 6 months of social media posting. Connie Anderle seconded the motion. The motion carried 6 – 0.

11. Convene into executive session.

President James Camp convened the board into executive session at 5:26pm pursuant to Chapter 551.087 to discuss economic development negotiations relating to project 2020-01-01 Chuck, 2022-01-18 Usman, and 2022-01-18 Malik; and Chapter 551.072 to discuss real property negotiations.

12. Reconvene into public session.

President James Camp reconvened the board into public session at 5:59 pm.

- a. Consider and take action on economic development negotiations. Maurice Goza moved to amend the sales contract for the 1.38 acres to a sales price of \$125,000 in consideration of the removal of the reversionary clause. Provided that an economic development agreement to drafted requiring the completion of an in-bay carwash within 18 months. At such time as the carwash is completed the Cameron EDC will rebate \$25,000 to the project. Mike Zajicek seconded the motion. The motion carried 6 - 0.

13. Adjourn. The meeting adjourned at 6:00 pm.