

CAMERON ECONOMIC DEVELOPMENT CORPORATION

January 12, 2023

Meeting Minutes

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

1. Call to order.

President James Camp called the meeting to order at 3:30pm.

2. Public Comments.

Neil Bhakta asked how do you get on the agenda? What are the goals for FY2022-2023?

3. Discuss and possibly take action on the meeting minutes from the November 10, 2022.

Bill Harris moved to approve the minutes as presented. Maurice Goza seconded the motion. The motion carried.

4. Discuss and possibly take action on an amended Financial Statement for FY 2021-2022.

Mike Zajicek advised the board that the Balance Sheet and profit and loss statements were corrected to reflect the annual depreciation and amortization as provided by the completion of the annual audit. Also, the balance sheet was corrected to show the proper crediting of the sale of land. Maurice Goza moved to approve the corrected financial statements. Carl Bradley seconded the motion. The motion carried.

5. Discuss and possibly take action on current financials.

Mike Zajicek reviewed the balance sheet stating that as of January 11th cash on hand was \$607,014.81. The cash on hand is broken down into designed reserves and undesignated funds. Depreciation is complete for 2021-2022. P&L Budget vs Actual shows good growth in sales tax collection. This month is a good improvement. Mayor Harris asked how much is affected by inflation? Mike Zajicek suggested that we could figure 7% of the sales tax growth is attributable to inflation. Board members discussed that we should expect purchases to slow down if people run out of money. Mr. Bhakta said Halliburton and Schlumberger are starting up again. So, more visitors will be spending in Cameron. Mike Zajicek noted that the Yards rentals are doing well. Ginger Watkins advised the board that rental income for The Yards does include refundable deposits. Neil Bhakta said that shared office expenses seemed high. Connie Anderle moved to approve the financials as presented. Carl Bradley seconded that motion. The motion carried.

6. Discuss and possibly take action on the FY2021-2022 Audit.

Mayor Bill Harris moved to approve the audit. Maurice Goza seconded the motion. The motion carried.

7. Review and discuss the 1/2 Sales tax performance.

Ginger Watkins stated that we will need to take a deep dive to understand which sectors are specifically driving sales tax. Mayor Harris stated that we also need to ensure that sale tax is being remitted from food trucks.

8. Review and discuss the WelcometoCameron.com marketing program.

Ginger Watkins presented that downtown marketing campaign that was under development for much of 2022. The result is a website landing page, www.welcometocameron.com with nine social media videos and a community leader welcome video. Board members asked about who we are targeting. Ginger Watkins stated that targeted keywords focus on entrepreneurs in the business sectors suitable for downtown. Neil Bhakta said we need to look at reviews for the City Park. It suggests that we need a bathroom at City Park. Carl Bradley often thought that the City Park is an underutilized asset. When visitors stop at City Park, they should get introduced to everything we have in Cameron.

9. Discuss and possibly take action on an amendment to the Cameron Economic Development Corporation Bylaws.

Maurice Goza moved to approve the changes as noted. Mike Zajicek seconded the motion. The motion carried.

10. Discuss and take action on issuing a Bid notice for the sale and removal of the dwelling at 107 Adams Avenue.

Carl Bradley asked, "What assurance do we have that a bidder has the capacity to remove the house?" Ginger

Watkins will ask the attorney how we can word the bid notice to address this question. Connie Anderle asked if the board is required to take the highest bid? Other questions included, "What if there is bad weather, we can adjust the date?" Bill Harris moved to authorize publishing the bid contingent on additional language to be included as provided by the attorney. Neil Bhakta second the motion. The motion carried.

11. Discuss and possibly take action on a fire alarm cellular monitoring device for The Yards of Cameron.

Ginger Watkins advised the board that the fire alarm company suggested that the lightning strike that damaged the fire alarm panel possibly came in through the telephone lines or possibly from the field house. We need to seek to have both buildings have lightning rods. If the strike came from the field house, how do we separate the two systems? Mayor, Bill Harris moved to allow Ginger to find a cellular monitoring service and solution at a cost not to exceed that quote from JCI. Mike Zajicek seconded the motion. The motion carried.

12. Convene into executive session.

President, James Camp convened the board into executive session pursuant to Chamber 551.087 and Chamber 551.072 at 4:38pm

13. Reconvene into public session.

President, James Camp reconvened the board into public session at 4:57pm. No action was taken on projects. Bill Harris moved to authorize Ginger Watkins to negotiate real property leases. Maurice Goza seconded the motion. The motion carried.

14. Adjournment.

Bill Harris moved to adjourn at 4:58pm. Mike Motion seconded the motion. The motion carried.