

Cameron Economic Development Corporation

Meeting Minutes

April 10, 2024

Board members present included Mike Zajicek, Secretary | Treasurer, Sara Kostroun, James Camp, President, Bill Harris, Mayor, Nilesch Bhakta, and Carl Bradley, Vice President. Nathan Fuchs, Mayor-Elect, Ricky Tow, City Manager and Ginger Watkins also attended.

1. Call to order.

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

2. Public Comments.

Mayor Bill Harris said it has been a pleasure to serve on the board. This may be his last meeting. He thanked the board for allowing him to be a part of the board. Mr. Camp thanked Mayor Harris for his dedicated service.

3. Discussion and presentation from IntraFi.

Sara Kostroun introduced Chris Ely with IntraFi. Who participated via Microsoft Teams. IntraFi is a vendor that Classic Bank works with to provide FDIC insurance for larger deposits. Chris is in Houston and is Classic Bank's account manager. IntraFi provides tools to safeguard large deposits in community banks. They have over 3,000 banks participating in the CDARS product which is a CD. Through the partnership with the 3,000 banks, a large CD is broken up through various banks in amounts under \$250,000 each to ensure that the CD qualifies for FDIC insurance. The first \$250,000 stays at Classic Bank. The bigger chunks can be moved into IntraFi as a CD. All the transactions are transparent to the depositor. The depositor can see which banks are the underlying banks in a monthly statement and through an online tool. The banks do not know who you are. Classic Bank pays IntraFi a fee for the service. Classic Bank prices the CD to include the fees from IntraFi. A deposit placement agreement must be completed. CDARS placements are taken on a weekly cycle on Wednesday. Cost ranges between 12 to 15 basis points.

4. Discuss and possibly take action on the minutes from February 21, 2024.

Mr. Camp asked if there was a motion to approve the minutes. Bill Harris moved to approve the minutes as presented. Nilesch Bhakta seconded the motion. The motion carried 6 -0.

5. Discuss and possibly take action on end of month financial reports for February 2024.

Mr. Zajicek began a review of the February financials with the Balance Sheet. As of February 29, 2024, there was \$629,649 in the bank. He noted that the long-term liability is only the bond with a balance of \$780,000. After reviewing the balance sheet, he reviewed the bank account transaction for the month of February followed by a review of the profit and loss budget versus actual. There were no questions from the board. Sara Kostroun moved to accept the financial report as presented. Carl Bradley seconded the motion. The motion carried 6 - 0.

6. Discuss and possibly take action on month end financial reports for March 2024.
Mr. Zajicek noted that as of the end of March the balance in the bank was \$641,601. The sales tax deposit from February's sales tax was \$33,714.91. In the review of the bank transaction for March Mr. Zajicek noted that the two 3-month CDs were purchased. Mr. Zajicek also reviewed the Profit and Loss Budget vs actual report. Mr. Zajicek reviewed the year-to-date budget vs actual report as well. There were no board member comments. Bill Harris moved to approve the financials as presented. Sara Kostroun seconded the motion. The motion carried 6 -0. Mr. Bhakta asked if the board wanted to take action here to approve the conversion of the \$400,000 CD to an IntraFi CD. Bill Harris amended his motion to approve the March the financials and close the traditional \$400,000 CD asking the bank to waive the penalties for early withdrawal to convert the CD to an IntraFi CDARS CD. If they will not waive the penalties, then the CEDC will wait until CD matures to convert it to a CDARS IntraFi CD through Classic Bank. Secon Kostroun seconded the motion. The motion carried 6 – 0.
8. Discuss and possibly take action to accept Public Funds Investment Act Training Certifications for Mike Zajicek and Ginger Watkins.
Mr. Camp stated that Mike Zajicek and Ginger Watkins completed the Public Funds Investment Act Training in March through the Texas Municipal League. The CEDC is now in compliance with this required training for two years. No action taken.
9. Discuss and possibly take action on a Public Funds Policy and Strategy.
Mr. Camp called board members attention to the Small City Public Funds Policy sample provided by TML. It is a simple and in someways cleaner policy as well as TML's recommended best practice. Mr. Camp suggested that he appoint a committee to review the sample and draft policy and make a recommendation for a policy for the board's approval. Mr. Camp appointed the committee to include Mike Zajicek, Sara Kostroun, and Maurice Goza.
10. Discuss and possibly take action to accept the 2022-2023 Audit.
Mr. Camp said that the only thing he questioned on the audit was an apparent discrepancy on the salary as the salary from FY 22-23 was less than FY 21-22. He asked Mr. Tow to investigate this. Mike Zajicek moved to approve the audit as presented. Carl Bradley seconded the motion. The motion carried 6 -0.
11. Review and discuss a TxDOT concept for driveway access to Business Park Phase II.
Ginger Watkins shared a concept drawing provided by the Bryan District TxDOT Driveway committee for future access to Business Park Phase II.
12. Discuss and possibly take action on the Adams Avenue improvement project.
Ginger Watkins updated the board on the status of the Adams Avenue project. The engineer provided an update to drainage and slopes on the project to the contractor on Monday, April 8th. The contractor talked with the engineer on Tuesday and is determining if there is any potential impact on the budget. Ricky Tow said that because the ditch is deep at the Yards driveway it will need to be brought to ground level. Ricky had asked the engineer and contractor what the cost would be to have the contractor perform the ditch work between the railroad and where the project ends. The preliminary verbal quote was \$25,000. Mr. Tow said \$25,000 is excessive for the work, we will not do that. Mr. Bhakta asked about the water that stands by the railroad track. Mr. Tow said that we were trying to take care of the water standing by the railroad by doing a bioswale as part of the quiet zone project. Mr. Tow added that between the relocation of the power poles and the gas line the ditch and ROW

were left in bad shape because the drainage in this section is not part of the current plan the ditch will need to be reworked. If the cost for the contractor to remediate the area does not come down from \$25,000 then the city will have to make repairs.

13. Convene into executive session.

Mr. Camp convened the board into executive session pursuant to Chapter 551.087 to discuss economic development negotiations on projects 2023-05-26 Brian, 2023-08-03 Cesar, 2024-08-01 Cesar II, and 2024-01-30 Colton and pursuant to Chapter 551.072 to discuss real property negotiations at 4:43pm on April 10th, 2024. Mayor-Elect Nathan Fuchs was invited to attend.

14. Reconvene into public session.

Mr. Camp reconvened the board into public session at 5:48pm with no action taken.

15. Discuss and possibly take action to set a date for the next board meeting.

Board members discussed a future meeting date, agreeing on to meet in two weeks on April 24th at 3:30pm.

16. Board member comments.

There were no board member comments.

17. Adjourn.

Mr. Zajicek moved to adjourn. Mayor Harris seconded the motion. The motion carried 6 -0. Meeting adjourned at 5:50pm.

ATTESTED TO BY:



Mike Zajicek, Secretary | Treasurer

