

Cameron Economic Development Corporation
Meeting Minutes
May 1, 2024

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

1. Call to order.
President James Camp called the meeting to order at 3:30pm noting that a quorum was present.
2. Public Comments.
Nilesch Bhakta said on behalf of the Cameron Lion's Club thank you for the donation to the Lion's Centennial Park Pickleball and Tennis Courts project.
3. Discuss and possibly take action on the minutes from April 24th, 2024.
Sara Kostroun moved to approve the minutes as presented. Mayor Bill Harris seconded the motion. The motion carried 6 – 0.
4. Discuss and possibly take action on a public funds policy and strategy.
Mike Zajicek stated that the committee met virtually to review and make recommendations to the policy. Mr. Zajicek said asked for questions. Board members discussed designating all officers of the board as Investment officers. Meaning the President, Vice-President, and Secretary. Board members concurred that naming all officers as defined in the CEDC By-laws made sense. Other changes discussed included changing "6 months" to be 180 days to be consistent throughout the document. Mr. Zajicek stated that under section VIII. Investment Strategies and Authorized Investments Item B on page 4 that he recommends a term for certificated of deposit not to exceed one year. Mr. Zajicek discussed the concept of delivery versus payment. Under section IX the term Treasurer was changed to Secretary in the 2nd paragraph second sentence. Can we change the end of the month to the last business day of the month? No other points of issue were discussed. Mayor Bill Harris moved to approve the Public Funds Investment Policy and Strategy with changes. Nilesch Bhakta seconded the motion. The motion carried 6 – 0.
5. Discuss and possibly take action on revisions to the tax abatement guidelines.
The tax abatement guidelines with updates made from the prior meeting regarding number of jobs created. Vice President Carl Bradley moved to approve the guidelines as presented. Mike Zajicek seconded the motion. The motion carried 6 – 0.
6. Discuss and possibly take action on Architectural Guidelines for the Cameron Business Park Phase II.
Board members reviewed a draft of the proposed Architectural Guidelines. Requesting the following changes:
 1. Add the Mayor and City Manager as advisors to the Architectural Control Committee.
 2. Add submission to Architectural Control Committee is required prior to submitting plans to the City for building permits. Also add these requirements to future deeds.

3. Under Article 5 add: All property owners shall share maintenance of shared access driveway.
4. Under Article 5 add: all truck traffic must enter and exit the property from US190/77 & TX36.
5. Also add No truck may exit through the Yards driveway. No truck traffic on Adams Avenue.
6. Removed driveway queuing as it does not apply.
7. Reviewed updated outdoor storage and display text in Article 6. Add “plans for outdoor storage and display must be submitted to the Architectural Control committee for review and approval.
8. Removed “outdoor display of soft drink and similar vending machines...” from Outside display areas.
9. Added “Outdoor display of soft drink or similar vending machines shall not be permitted.
10. Affirmed omission of “A minimum of 10% of each side shall be landscaped.” Under Article 7.
11. Article 10 Prohibited uses will be amended to state “see use guide”.

Nilesh Bhakta moved to approve the Guidelines with changes. Mike Zajicek seconded the motion. The motion carried 6 – 0.

7. Discuss and possibly take action on the Adams Avenue improvement project.
Ginger Watkins advised the board that the contractor will not be back on site on Monday, May 6th. They are ordering new utility locates and therefore do not expect to be able to return on May 6th. The latest expected return to work date is May 13th.
8. Convene into executive session.
President James Camp convened the board into executive session at 5:04 pm 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; 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 5:11 pm with no action taken.
10. Discuss and possibly take action to set a date for the next board meeting.
Board members asked that the next meeting be called as needed.
11. Board member comments.
President James Camp recalled the discussion regarding seeking engineering input on possible improvements to the Orchard Park and The Yards of Cameron Trails and asked the City manager for names of engineers.
12. Adjourn.
Mayor Bill Harris moved to adjourn. Carl Bradley seconded the motion. The motion carried 6 – 0.