

**CAMERON ECONOMIC DEVELOPMENT
CORPORATION
May 21, 2024
Meeting Minutes**

Board Members attending included: Maurice Goza, President James Camp, Secretary Mike Zajicek, Mayor Nathan Fuchs, Vice President Carl Bradley, and Nilesh Bhakta. Also attending were City Manager Ricky Tow and Ginger Watkins.

1. Call to order.

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

2. Public Comments.

Mr. Camp welcomed Mayor Nathan Fuchs officially to the board.

3. Discuss and possibly take action on the minutes from May 1, 2024.

Nilesh Bhakta moved to approve the minutes as presented. Carl Bradley seconded the motion. The motion was 5 -0 with Maurice Goza abstaining.

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

Mr. Zajicek reviewed the financials as of April 30, 2024. Since April 30th Lot 19R was sold, the cash balance is roughly \$249,000 more today than the balance shown as of April 30th of \$658,890.66. \$504,007.19 is invested in IntraFi CD's all insured under FDIC and earning more than 5% interest. \$80,078.39 is invested in an IntraFi money market account earning over 2%. Mr. Zajicek advised the board of adjustments made to the land asset values due to errors in recording the sale of recent land transactions. These adjustments will not show up until we review the May financial statements. The asset changes will include transaction for the cell tower lot and NorCal oven works. Nilesh Bhakta asked if the Milam Motel lot also needs to be reviewed for possible asset value changes. Ginger Watkins will review the records on the Milam Motel asset value to make any necessary adjustments and advise Mr. Zajicek and the board at the next board meeting. In reviewing the Profit and loss budget versus actual Mr. Zajicek noted that the sales tax revenue continues to exceed expectations; there are a few small items overbudget – software and website hosting but nothing significant. The Classic Bank main checking account shows all transactions from 10/1/2023 through 4/30/2024. Shared office expenses for the Chamber office from Q3 and Q4 were paid. The final page of the financial report shows all IntraFi accounts including the money market account and CD's. The CDs are listed to show the amounts dedicated to the CEDC's reserves. Maurice Goza moved to approve the financials with the stated changes to land values. Mayor Nathan Fuchs seconded the motion. The motion carried 6 – 0.

5. Discuss and possibly take action on the tax abatement guidelines.

The Cameron City Council approved the recommended changes to the tax abatement guidelines on May 20th. The guidelines will need to be adopted through a resolution to become official. Tax abatement guidelines must be adopted or readopted every two years.

6. Discuss and possibly take action on tourism director position.
Board members heard from Mayor Fuchs regarding the discussion at the May 20th City Council meeting. Council members were asked what their thoughts were on the Tourism role. The few comments that were given centered around the oversight of the position and objectives. Mayor Fuchs suggested that the role could be crafted to provide assistance with City communications as well as tourism activities. Board members commented on accountability. Board members discussed where the position might office in the Chamber of Commerce / Visitors Center or City Hall. The benefit to officing in the Chamber building would be to keep the tourism (Visitors Center) open to visitors. Board members discussed the potential for the tourism position to market The Yards of Cameron to businesses willing to hold 2-day events at The Yards at a discounted rate if their meeting attendees stay overnight in a Cameron lodging facility. Mayor Fuchs noted that the City will be considering changes to the Tourism Committee by laws that may impact the make up of the committee. Tourism Board appointments were due to be made in April; however, with the school board election the appointments were put on hold until the election was complete. Board members discussed the current level of financial participation of \$13,750 and a possible increase in the CEDC's contribution to the new role. Potentially increasing to \$25,000. The Chamber of Commerce executive committee, Tourism, City and EDC representative will meet again on Wednesday, May 22nd to further refine the role how a separate chamber and tourism role would continue to work together to further tourism objectives in Cameron.
7. Discuss and possibly take action on Architectural Guidelines and Overlay district for the Cameron Business Park Phase II.
Mayor Fuchs met with the City attorney recently to review various city matters. They discussed the possibility of creating an overlay district for the Business Park and Business Park Phase II that would define uses by right and prohibited uses. All other uses would be through special use permits. Board members reviewed the current city zone uses for the Business District and Commercial District adding and removing a few. Mayor Fuchs referred to work done on new zoning ordinances several years ago, suggesting that the use tables were more modern and a better reference for the overlay district. Board members will take another look as both uses by right and prohibited uses in a future board meeting.
*Maurice Goza had an emergency and had to leave the meeting.
8. Discuss and possibly take action on the Adams Avenue improvement project.
The contractor expected to be back onsite this week and hoped to start back by Wednesday the 22nd.
9. Convene into executive session.
Mr. Camp convened the board into executive session at 4:49pm on Tuesday, May 21st pursuant to Chapter 551.087 to discuss economic development negotiations for 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.

10. Reconvene into public session.

Mr. Camp reconvened the board into open session at 5:27pm with no action taken.

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

Board members agreed to begin budget planning in a meeting on Wednesday, June 19th at 3:30pm.

12. Board member comments.

Nilesh Bhakta asked about the feedback from the engineer on the cost to remediate the trail at Orchard Park. Remediation is expensive. We have not yet reviewed the quotes with the City Manager. Mayor Fuchs said that he would like to see the board also consider park improvements in other areas of the city.

Mike Zajicek said that CISD hosted two play-off games at The Yards with visitors coming from College Station, Taylor, China Spring with 300 to 400 people attending each night. People were very complimentary of the facility.

13. Adjourn.

Mike Zajicek moved to adjourn at 5:45pm. Mayor Fuchs seconded the motion. Motion carried 5 – 0.