

**MEETING MINUTES**  
**CAMERON ECONOMIC DEVELOPMENT CORPORATION**  
**April 28, 2025**

Board members present included James Camp, President; Mike Zajicek, Secretary; Nilesch Bhakta; Mayor Nathan Fuchs; Kyle Deal; and Carl Bradley, Vice President. Also present were City Manager, Ricky Tow, Ginger Watkins

1. Call to order.

Board President James Camp called the meeting to order at 3:00pm.

2. Public Comments.

There were no public comments.

3. Discuss and take action on current financial reports.

Secretary Mike Zajicek reviewed the financial reports with board members noting that the reports today are through April 25<sup>th</sup> rather than the end of March to provide a more complete picture of the status of the financials since we are so close to the end of the month. The CEDC has \$946,920.45 in the bank as of April 25, 2025. \$778,718 is in IntraFi CDs. As noted in the March meeting, the depreciation and amortization were recorded based on auditor input. \$705,000 is still outstanding on the bond. The Profit and Loss budget versus actual for the first six months of the year shows interest income as over budget which is positive. The rentals at The Yards are also up. The final bill for Adams Avenue was received in the amount of \$37,606. The funds to pay this expense were taken equally from the Land Reserve and The Yards Reserve. Mayor Fuchs moved to approve the financials as presented. Kyle Deal seconded the motion. The motion carried 6 – 0.

4. Review and approve minutes from the meeting held on March 27, 2025.

Mayor Fuchs moved to approve the minutes as presented. Carl Bradley seconded the motion. The motion carried 6 – 0.

5. Discuss and possibly take action to accept the FY2023-2024 Audit.

Board members received a copy of the audit report both via email and a bound copy. Nilesch Bhakta moved to accept the audit report for FY 2023-2024. Carl Bradley second the motion. The motion carried 6 – 0.

6. Discuss and possibly take action on the creation of a Public Utility Easement for fiber.

Board members reviewed a drawing of the proposed fiber public utility easement for Cameron ISD. They discussed the need to ensure that easements would not impede future field development. The new easement will need to be 10' wide. Cameron ISD intends to install the conduit as close as safely possible to the wastewater line. The new PUE would be to the north of the platted wastewater easement. Cameron ISD will pay the expenses for the easement to be designated by Hughes Surveying. Mayor Fuchs moved to approve the creation of the public utility easement. Mike Zajicek seconded the motion. The motion carried 6 – 0.

7. Review and discuss tourism outcomes from December 2024 to April 2025.

Board members reviewed the progress made in developing new tourism resources. Nilesch Bhakta said that the Budget Host had three guests stay from the Train Show.

8. Discuss and possibly take action on the Tourism Coordinator position.

Mayor Fuchs said that there were productive parts of the position but that there is not a ton of work yet for a full-time position. Mr. Camp said he thought that the position was beneficial. Mr. Bhakta said that Mrs. Cole said she would serve on the Tourism committee if she was appointed to help maintain

continuity. Mr. Bhakta also shared that there was a movie crew in town last week and he had an actor stay with him. The crew was filming in the 1970's jail building. Board members agreed that they are all supportive of the position and would support a contract relationship or part-time position.

9. Convene into executive session.

Mr. Camp convened the board into executive session at 3:37pm pursuant to Chapter 551.087 to discuss economic development negotiations related to Project 2023-08-03 Cesar; Project 2022-09-15 Kyle; Project 2024-04-03 Josh; Project Barrel Bolt; and pursuant to Chapter 551.072 to discuss real property negotiations.

10. Reconvene into public session.

The board reconvened into public session at 3:47pm taking no action.

11. Discuss and possibly take action on Business Park Phase II Driveway Project.

Board members discussed the planned development of driveways for Business Park Phase II. Mayor Fuchs moved to postpone the driveway development. Kyle Deal seconded the motion. The motion carried.

12. Discuss and possible take action to issue an RFQ for qualifications for engineering services for a regional detention pond for The Yards and Business Park Phase II.

Board members discussed the possibility of engaging engineering services to develop a regional detention pond for Business Park Phase II and The Yards of Cameron. Board members discussed the expense of the engineering and development of a regional detention pond if all lots were sold versus the current state. The expense would exceed the revenue from selling the lots. Moving forward with a detention pond project would also necessitate changing priorities from The Yards Development and Land Acquisition. Mayor Fuchs moved to table this item. Niles Bhakta seconded the motion. The motion carried 6 – 0.

13. Discuss and possibly schedule FY 2025 -2026 budget planning workshops.

The City will need the EDCs budget by the end of July. The CEDC will plan to meet in mid-June to start the strategic planning part of the budget process.

14. Board member comments.

Niles Bhakta commented that the Lions Club has put a lot of work into the Lions Centennial Park, but it lacks a restroom. A restroom is needed given the number of visitors to the park.

Mayor Fuchs asked board members to consider contacting Stan Gerdes office in support of HB 28. HB 28 includes legislation that may help cities minimize the number of smoke shops in town.

15. Adjourn.

Mayor Fuchs moved to adjourn at 4:10pm. Carl Bradley seconded the motion. Motion carried 6 – 0.