

CAMERON ECONOMIC DEVELOPMENT CORPORATION

Meeting Minutes

August 21, 2025

Board members attending were President, James Camp; Vice President, Carl Bradley; Secretary, Mike Zajicek; Nilesh Bhakta; Kyle Deal; and Mayor, Nathan Fuchs. Also attending Ginger Watkins

1. Call to order.

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

2. Public Comments.

There were no public comments.

3. Discuss and possibly take action on the minutes from July 16, 2025.

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

4. Discuss and possibly take action on financial reports.

Secretary Mike Zajicek reviewed the financial reports ending July 31, 2025, noting Total Checking/Savings balance of \$996,979.88 with two months left in this fiscal year. On the profit and loss statement the income for interest and The Yards is well above the budget forecast. Checks written since the July 16th meeting are shown on the Classic Bank account quick report. The total sales tax collections through July are \$429,781 per the chart included at the end of the financials. Kyle Deal moved to approve the financial reports as presented. Nilesh Bhakta seconded the motion. The motion carried 6 – 0.

5. Discuss and possibly take action on revisions to the FY 2025-2026 Budget.

Board members reviewed updates to the budget. A fund balance occurring after the current fiscal year bond payment was made allows CEDC to make contributions to The Yards of Cameron Development reserve and the Land Reserve in the amount of \$53,000. The insurance for The Yards of Cameron increased to \$4,100; salary and benefits increased; supplies increased and legal fees were also increased resulting in a fund balance of \$740.16. Kyle Deal moved to approve the revisions to the budget. Carl Bradley seconded the motion. The motion carried 6 – 0.

6. Discuss and possibly take action to bids received for landscape maintenance at The Yards of Cameron.

Ginger Watkins advised the board the one bid was received for the landscape maintenance at The Yards of Cameron. The bid was \$2,350 per month plus \$340 per spraying for weeds. The bid is within the FY 2025 - 2026 budget parameters. Mike Zajicek moved to accept the bid from L&P Lawn Services. Kyle Deal seconded the motion. The motion carried. 6 – 0.

7. Discuss and possibly take action on an update to the Façade Grant Program.

Board members reviewed the amended Business and Commercial Façade Grant program. The amended program allows for a decreased match for businesses or properties with high impact renovations and those demonstrating economic hardship. Mayor Fuchs moved to approve the program as presented. Carl Bradley seconded the motion. The motion carried 6 – 0.

8. Discuss and possibly take action on wayfinding signs.

Board members reviewed the wayfinding signs and the sign for Fannin and the highway. They reviewed the design and proposed locations. They discussed a fee for businesses to be on the sign and declared their desire that there be no fee for a business to be on one sign; however, if they want to be on more than one sign and there is room available then there would be a fee. They discussed their wishes that small

businesses have priority choice on the sign with other larger non-retail businesses later and banks last -- noting the bank buildings are large and highly visible on the square. Points of interest can be on the sign if there is room. Mayor Fuchs moved to approve the sign design and proposed location along with the terms for priority access for small businesses on the signs first. Mike Zajicek seconded the motion. The motion carried 6 – 0.

9. Convene into executive session.

President James Camp convened the board into executive session at 4:14pm pursuant to Chapter 551.087 to discuss economic development negotiations and pursuant to Chapter 551.072 to discuss real property negotiations regarding projects:

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| i. Project 2023-08-03 Cesar | ii. Project 2022-09-15 Kyle |
| iii. Project 2024-04-03 Josh | v. Project Features Bites |
| iv. Project 2023 Brian | vi. Project 2025-07-08 Terry |

10. Reconvene into public session.

President James Camp reconvened the board into public session at 4:21pm with no action taken.

11. Board member comments.

Mayor Fuchs asked board members to consider contacting our State Representative regarding House Bill 73 and 46. These bills further limit a city's ability to spend new money on sales tax or other sources of revenue. Mayor Fuchs also asked the board to consider whether it would be willing to fill any funding gaps in the Quiet Zone grant if we are able to move forward on this grant.

12. Adjourn.

Mayor Fuchs moved to adjourn at 4:31pm. Kyle Deal seconded the motion. The motion carried 6 – 0. Meeting adjourned at 4:31pm.