

CAMERON ECONOMIC DEVELOPMENT CORPORATION

Meeting Minutes

November 24, 2025

Board members present included Secretary Mike Zajicek, President James Camp, Kyle Deal, Nilesch Bhakta, Vice President Sara Kostroun, and Mayor Nathan Fuchs. Also attending 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.

There were no public comments.

3. Consider and possibly approve of current financial reports.

Secretary Mike Zajicek reviewed the financial reports noting that the reports cover the first month of the fiscal year. As of October 31, 2025, the checking account balance was \$134,971.17. Total current assets of all cash as of October 31, 2025, were \$931,336.56. No change in fixed assets from the last report. Board members reviewed the Profit and Loss Budget vs Actual report. The checking account report through November 20th shows all checks written and income since the October 31st Board meeting. Sales tax revenue is 107% of budget. However, the revenue is down from the same time last year by 3.5%. Mr. Zajicek advised board members that all documents for the last fiscal year were submitted to the auditor. Mayor Fuchs moved to approve the financial reports as presented. Kyle Deal seconded the motion. The motion carried 6 – 0.

4. Consider and possibly approve the minutes of the October 31, 2025, meeting.

Mr. Camp asked if everyone had a chance to review the minutes from October 31, 2025. Mayor Fuchs moved to approve the minutes as presented. Sara Kostroun seconded the motion. The motion carried 6 – 0.

5. Consider and possibly take action on Façade Grants.

Ginger Watkins reviewed research conducted since the October 31, board meeting regarding the cost to demolish a structure and privacy fencing costs. A new façade grant request was also presented.

Board members discussed the concept of demolishing dilapidated structures to improve the first impressions of Cameron. Board members discussed that concern that if they funded demolition but did not own the real property that there would be no control over what might be built on a property. If this option were pursued, then owning the real property would be preferred. Fencing properties with outside storage was discussed. This is a feasible option if a property owner is interested in pursuing the option.

A Façade Grant request for the former Milam Grain property was considered. The new owners wish to close some overhead doors and paint the building. Board members

discussed concerns about funding improvements for a building that will not be put into use until the end of 2026. They asked if the applicant would reapply when they are closer to opening the business.

6. Convene into executive session.

Mr. Camp convened the board into executive session at 4:02pm pursuant to Chapter 551.087 to discuss economic development negotiations regarding Project 2025-10-08 KD and pursuant to Chapter 551.072 to discuss real property negotiations.

7. Reconvene into public session.

The board reconvened into public session at 4:41pm.

a. Consider and take action on economic development negotiations.

i Project 2025-10-08 KD

Mayor Fuchs moved to authorize James Camp to sign the sales agreement for Project 2025-10-08 KD subject to amendments. Mike Zajicek seconded the motion.

The motion carried 6 – 0.

b. Consider and take action on real property negotiations.

No action taken on real property negotiations.

8. Board member comments.

Nilesh Bhakta emphasized the importance of new projects to use local businesses.

Mayor Fuchs said that the city is considering asphalt paving on a few streets this year. He said that the length of the streets that the city is considering is like the distance from US Hwy 77 to Old Waco Highway on Industrial Blvd. If later in the year the EDC finds it has extra funds it might consider doing a 2” overlay on that section of Industrial Blvd. He indicated that the cost might be in the range of \$80,000.

9. Adjourn.

The board adjourned at 4:45p.