

## **CAMERON ECONOMIC DEVELOPMENT CORPORATION**

**February 11, 2026, at 3:30pm**

### **Meeting Minutes**

Board Members attending James Camp, President, Sara Kostroun, Vice President, Mike Zajicek, Secretary, Kyle Deal, Nathan Fuchs, Mayor, Christopher Egger, and Nilesh Bhakta. City Manager Ricky Tow and Ginger Watkins also attended.

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.

Mike Zajicek commented on the January 31, 2026, financial reports. The main checking account has a balance of \$158,083.14. A supplemental balance sheet as of February 10<sup>th</sup> shows a reduction in the business park land holdings for \$32,815 resulting from the sale of Lot 13, a 2-acre lot. The ½ cent sales tax revenue as of January 31 is currently ahead of budget. The upcoming sales tax revenue is expected to be lower than January 2025. Mr. Zajicek reviewed the Profit and Loss budget versus actual noting expenses under Janitorial and Set up at The Yards of Cameron are higher than budget; however, these expenses are passed through to the parties leasing the building. The expenditures year to date was reviewed with no comments. Mayor Fuchs moved to approve the financials as presented. Sara Kostroun seconded the motion. The motion carried 7 – 0.

4. Consider and possibly approve the minutes of the November 24, 2025, meeting.

Mr. Camo asked for a motion to approve the minutes of the November 24<sup>th</sup>, 2025, board meeting. Mayor Fuchs moved to approve the minutes as presented. Kyle Deal seconded the motion. The motion carried 7 – 0.

5. Discuss and possibly take action on relocation of economic development office.

Ginger Watkins advised board members that the Chamber of Commerce has voted to sell their building. Consequently, the EDC office needs to be relocated. Three possible locations were presented with rent comparisons: The Henderson Building on Fannin and S. 1<sup>st</sup> Street: 1 office available; all bills included at \$450; 212 S. Houston: 1 office; all bills included at \$450. \*The Chamber will be leasing space here; Cameron City Hall – 1<sup>st</sup> floor former Code office; EDC must pay rent and for services such as phone and copier use. Monthly average included \$300/month rent; utilities and supplies were \$801. Sara Kostroun moved to move the economic development office from the Chamber of Commerce building to City Hall with a monthly lease payment to be determined but less than the current rent. Mike Zajicek seconded the motion. The motion carried 7 – 0.

6. Discuss and possibly take action on possible budget reallocation for downtown initiatives.

The Cameron Industrial Foundation has been working on high-impact projects in Cameron. A video was presented showcasing a vision for downtown revitalization, aiming to make the square a focal point to attract business and tourism. Board members discussed redefining goals, suggesting a shift from long-term savings for The Yards of Camero to more immediate, actionable projects. CIF presented a concept for a downtown gateway sign, for South First

Street at an estimated cost of \$50,000. The concept drawing shows the gateway sign in TxDOT right of way ROW . It must be relocated out of the ROW into City ROW. The board discussed adapting the concept for other gateways at Travis, Houston, Central and Fannin. The First Street gateway is considered an achievable short-term project. Board members also discussed the Quiet Zone grant that includes funds for sidewalks from Highway 36 along 1<sup>st</sup> Street to Fannin as well as from Hwy 36 along Fanning to 1<sup>st</sup> Street and on Adams Avenue from Orchard park to Hwy 36. Mayor Fuchs moved to reallocate \$40,000 from the 2025-2026 The Yards Reserve for the South First Street Sign. Nilesch Bhakta seconded the motion. The motion carried 7 – 0. Mayor Fuchs suggested that the CIF might match this contribution to complete the sign and develop designs for the remaining gateways that are consistent with the design elements for the South First Street design.

7. Convene into executive session.

Mr. Camp convened the board into executive session at 4:27pm pursuant to Chapter 551.087 to discuss economic development negotiations on Project 2025-10-08 KD; Project 2023-08-03 Cesar; and Project Cart & Horse and pursuant to Chapter 551.072 to discuss real property negotiations.

8. Reconvene into public session.

The board reconvened into public session at 5:21pm to consider and take action on economic development negotiations. Mayor Fuchs moved to authorize the EDC Director to negotiate on Lot #17. Christopher Egger seconded the motion. The motion carried 7 – 0.

9. Board member comments.

Mr. Bhakta noted that he was pleased that the board is moving forward with downtown gateway projects as he made this recommendation ten years ago.

10. Adjourn

Mayor Fuchs moved to adjourn. Kyle Deal seconded the motion. The motion carried 7 – 0. Meeting adjourned at 5:22pm.