CAMERON ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes
April 22, 2026

Board members attending included President James Camp, Vice President Sara Kostroun, Secretary Mike Zajicek, Kyle Deal, Nilesh Bhakta, and Chris Egger. 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.
   Mike Zajicek reviewed the March 31, 2026, financial reports with the board. As of March 31, 2026, the CEDC had $171,595.37 in the checking account. Total cash on hand was $965,369.80. The annual audit is not yet complete, thus there are no changes to assets. The profit and loss budget versus actual report shows interest income, the ½ cent sales tax, and rental of the Yards all exceeding budget. On expenses most line items are in line with a few -- website hosting, legal notices, postage all modestly over budget. The Yards of Cameron electricity and janitorial are also over budget; however, these two accounts are offset by rentals at The Yards. The sales tax revenue for March posts to the EDC's account in April. March ½ cent sales tax was $34,251.34 for a total of $268,920.65. Kyle Deal moved to approve the financials as presented. Sara Kostroun seconded the motion. The motion carried 6 – 0.

4. Consider and possibly approve the minutes of the March 9, 2026, meeting.
   Kyle Deal moved to approve the minutes as presented. Nilesh Bhakta seconded the motion. The motion carried 6 – 0.

5. Discuss and possibly take action on Kimley-Horn Infrastructure Report.
   Board members reviewed the Kimely-Horn Infrastructure report with special notice called to the recommendations beginning on page 24. No further action is required of the CEDC currently.

6. Consider and possibly take action on a letter of support for an Opportunity Zone 2.0 application for census tract 48331950402.
   Board members discussed the benefits of Opportunity Zone in business financing. Chris Egger stated that many of their clients actively seek Opportunity Zones before making a future investment. Mike Zajicek moved to authorize the board president, James Camp to sign the letter of support for the Opportunity Zone 2.0 application. Chris Egger seconded the motion. The motion carried 6 – 0.

7. Convene into Executive Session pursuant to Texas Government Code Sections 551.071 and 551.072 to (i) Seek the advice of its attorney about pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter or (ii) to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person; to wit: Lot 19R in the Cameron Business Park Phase 2 Subdivision property ID 20515779 is described as S06651 CAMERON BUSINESS PARK PHASE 2 LOT 19.
   James Camp convened the board into Executive Session at 3:48pm pursuant to Texas Government Code Sections 551.071 and 551.072.

8. Reconvene into public session.
    a. Discussion and possible action to authorize the repurchase of Lot 19R in the Cameron Business Park Phase 2 Subdivision property ID 20515779 is described as S06651 CAMERON BUSINESS PARK PHASE 2 LOT 19.
    James Camp reconvened the board into public session at 3:56pm.
    Nilesh Bhakta moved to authorize the repurchase of Lot 19R in the Cameron Business Park Phase 2 Subdivision property ID 20515779 is described as S06651 CAMERON BUSINESS PARK PHASE 2 LOT 19, authorizing James Camp to sign all necessary documents. Sara Kostroun seconded the motion. The motion carried 6 – 0.

9. Board member comments.
   There were no board member comments.

10. Adjourn
    Kyle Deal moved to adjourn at 3:59pm. Mike Zajicek seconded the motion. The motion carried 6 – 0.