



City of El Campo, Courtney Sladek, CGFO, ICMA-CM, City Manager

Welcome to El Campo!

- Home of:



Downtown



City's role in facilitating growth and development

- Identified in our Comprehensive Plan as a priority
- Identified in our Strategic Plan
- Focus on downtown has been ongoing
 - Texas A&M Study
 - Outreach efforts



What has El Campo done to support business?

- Section 380 Agreements
 - Downtown business
 - New businesses
- Extended water and sewer proactively to prepare for growth



Results?

- First Hotel in El Campo is under development (Section 380 and extension of water and sewer)
- Downtown development is spurred by owners motivating owners (Section 380)
- Blight is addressed, particularly brownfields (Section 380)

PROVE IT





Cue the Scorecards

- Economic development scorecards are snapshots of how incentives are performing
 - vs. expectation
 - Effectively ROI
 - Cost to our citizens



CHAPTER 380 AGREEMENT: 2022 SCORECARD

Paint Perfection
 115 N. Washington
 El Campo, TX 77437

Agreement Execution Date: August 8, 2016
Agreement Expiration Date: 2022
Status: ACTIVE

Incentive & Business Description: 4,240 square feet coffee shop

Obligations of the City:

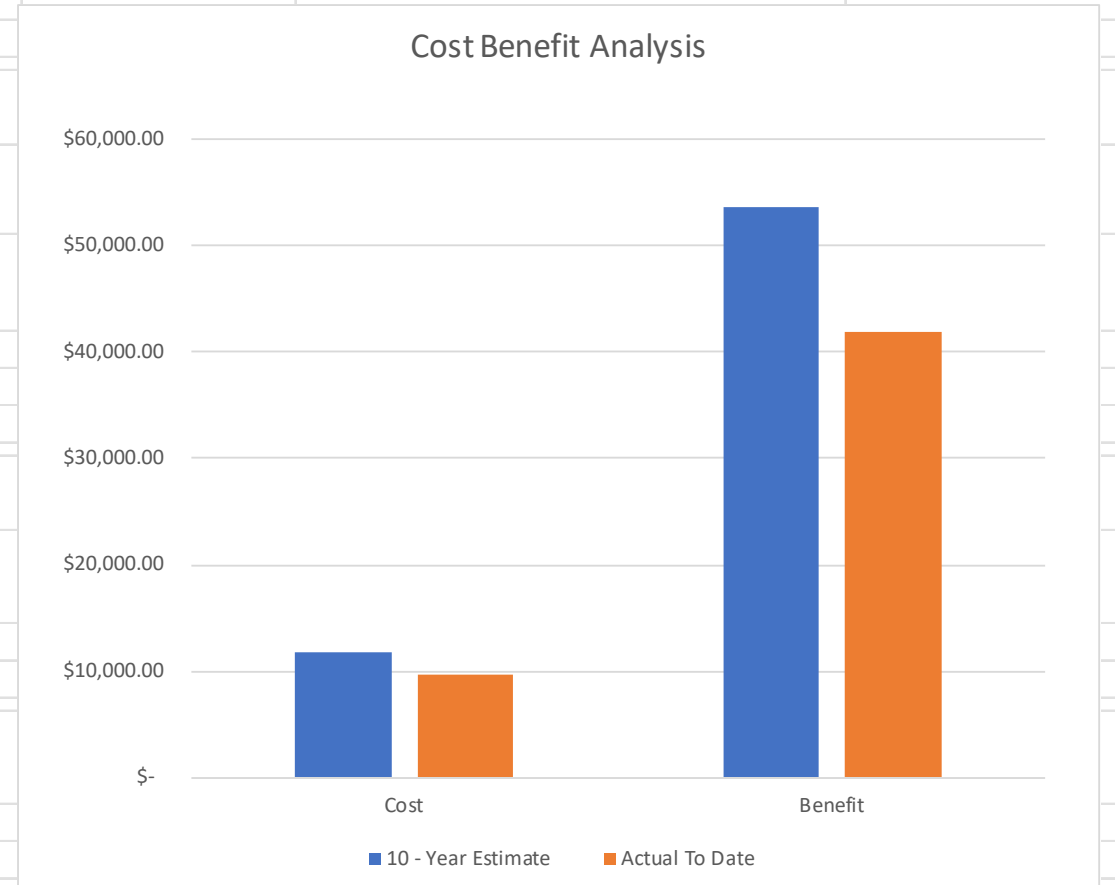
Tax Rebates/Grants	Amount Granted	Details	Status
Sales Tax	\$ 3,075.70	50% of the City sales taxes net of the Comptrollers collection fee	ACTIVE
Ad Valorem Taxes	\$ 3,075.70	50% of City ad valorem taxes paid on the real property and personal property	ACTIVE
Total To-Date	\$		6,151.40

Obligations of the Company:

Performance Requirements	Details	Status
Job Requirement	End of first year 2016 - 2, maintained every year after - 2	ACTIVE

Wharton County Appraisal District - Real Property Values

Year	Value	Tax Revenue to City of El Campo
2017	\$ 159,373	\$ 978.77
2018	\$ 160,663	\$ 1,015.68
2019	\$ 249,787	\$ 1,420.96
2020	\$ 242,027	\$ 1,363.53
2021	\$ 278,543	\$ 1,431.82



CHAPTER 380 AGREEMENT: 2022 SCORECARD

Leedo
1301 N. Blue Creek Road
El Campo, TX 77437

Agreement Execution Date: October 10, 2011
Agreement Expiration Date: 2025
Status: **ACTIVE**

Incentive & Business Description: 78,104 square-foot cabinet making facility

Obligations of the City:

Tax Rebates/Grants	Amount Granted	Details	Status
Sales Tax	\$ 78,252.37	50% of the City sales taxes net of the Comptrollers collection fee	ACTIVE
Ad Valorem Taxes	\$ 111,795.18	50% of City ad valorem taxes paid on the real property and personal property	ACTIVE
Total To-Date	\$		190,047.55

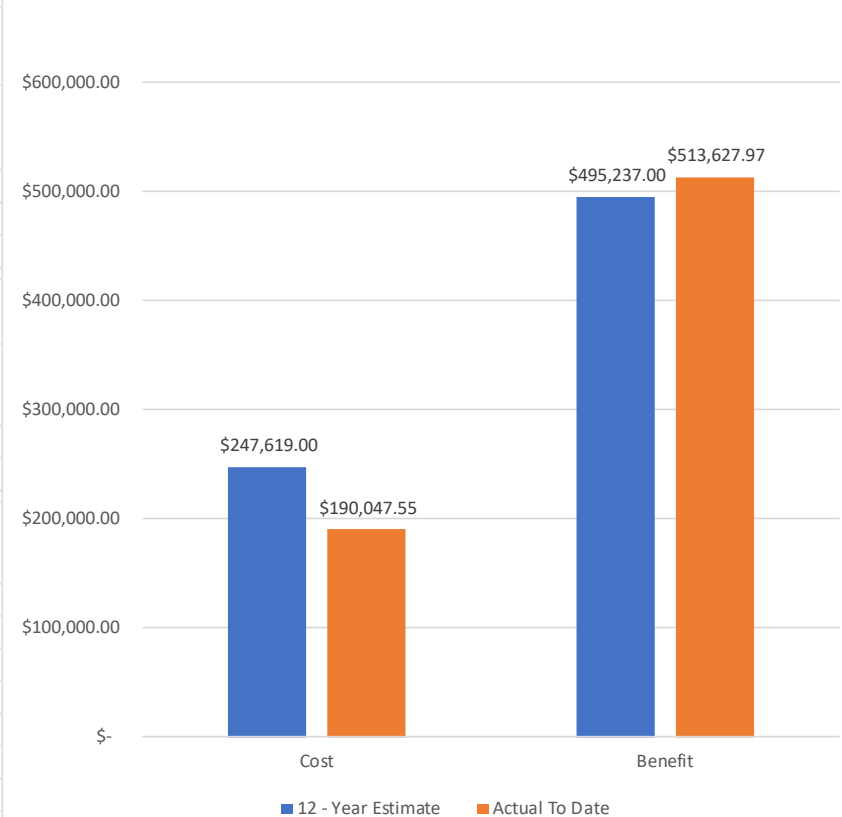
Obligations of the Company:

Performance Requirements	Details	Status
Job Requirement	Minimum number of employees - 30 (2012), 57 (2013), 75 (2014)	ACTIVE

Wharton County Appraisal District - Real Property Values

Year	Value	Tax Revenue to City of El Campo
2012	\$ 1,902,746	\$ 9,092.23
2013	\$ 2,498,720	\$ 14,637.83
2014	\$ 6,609,548	\$ 27,521.12
2015	\$ 7,411,586	\$ 36,030.15
2016	\$ 5,618,214	\$ 30,665.07
2017	\$ 5,281,888	\$ 30,455.42
2018	\$ 5,380,286	\$ 30,972.74
2019	\$ 5,025,572	\$ 19,813.76
2020	\$ 3,879,820	\$ 21,858.13
2021	\$ 4,349,320	\$ 22,357.24

Cost Benefit Analysis



CHAPTER 380 AGREEMENT: 2022 SCORECARD

Hilton Home 2 Suites
Desai Block 1 Lot 1
El Campo, TX 77437

Agreement Execution Date: April 12, 2021
Agreement Expiration Date: 2032
Status: ACTIVE

Incentive & Business Description: City's first hotel located on Highway 59.

Obligations of the City:

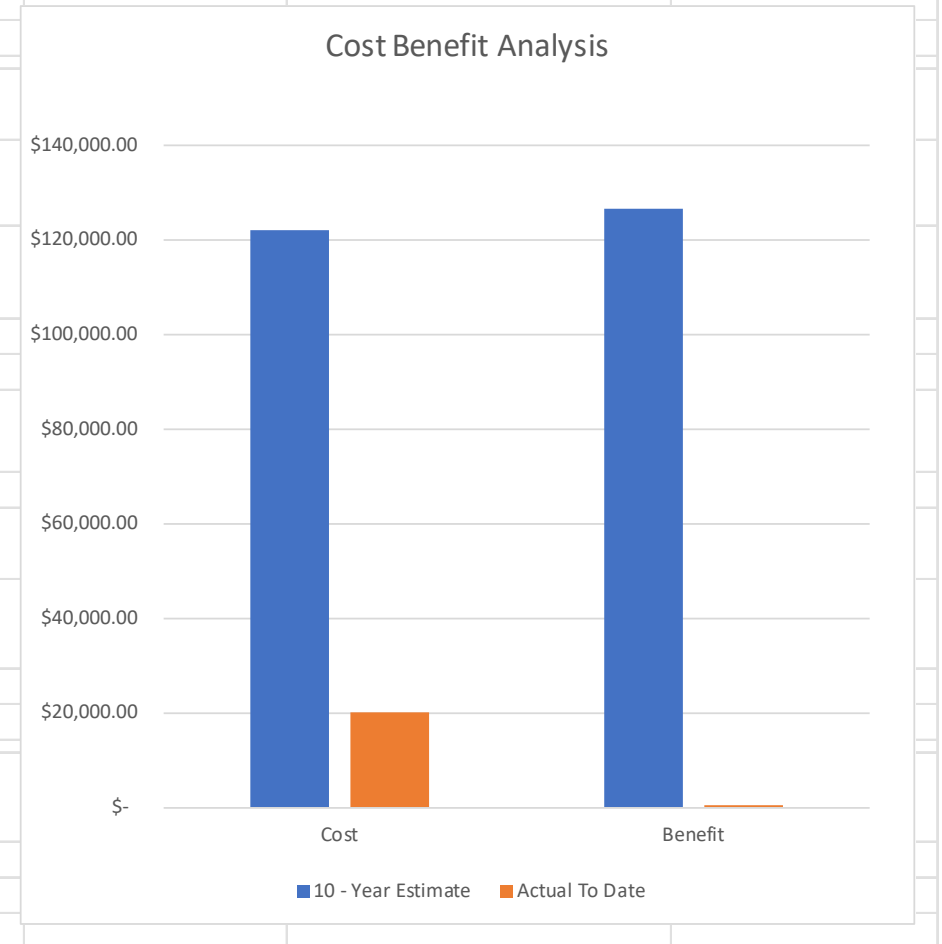
Tax Rebates/Grants	Amount Granted	Details	Status
Building Permits	\$ 20,000.00	City waives building permits up to \$20k	COMPLETE
Hotel Motel Taxes	\$ 18,375.00	Freeze ad valorem for City property taxes at base year or \$416.79	ACTIVE
Total To-Date	\$		38,375.00

Obligations of the Company:

Performance Requirements	Details	Status
Improvement Costs	Shall be submitted to the City and must be a minimum of \$1.5 million and project start date by 09/21	ACTIVE

Wharton County Appraisal District - Real Property Values

Year	Value	Tax Revenue to City of El Campo
2021	\$ 86,150	\$ 442.90
2022		



Numbers are exciting but....



What else you got, El
Campo?

Efforts to beautify the town are underway....



REAL.
FAMILY.
FRIENDLY.
EST.
1905

EL CAMPO



Real.
EL CAMPO
EST. 1906



Family.
EL CAMPO
EST. 1906



Friendly.
EL CAMPO
EST. 1906



Wayfinding Signage is next



Goals

- Address the gateways through streetscaping, dynamic and impactful entryway signage
- Address blight through code enforcement and requirements for new development (i.e. landscaping, dumpster screening, fencing, etc)
- Encourage existing owners to make improvements through incentives, where applicable
- Prioritize sidewalks and quality of life in the budget process



THANKS FOR YOUR ATTENTION

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