



Staff Report

AGENDA ITEM REPORT

DATE: November 10, 2025

SUBMITTED BY: Courtney Sladek, Administration

ITEM TYPE: Agenda Item

AGENDA SECTION: CONSIDERATION OF AND ACTION ON

SUBJECT: City Development Corporation Site Improvement Grant of 10% of the project costs, up to a maximum of \$50,000

BACKGROUND: The City Development Corporation of El Campo (CDC) Board of Directors has approved a Site Improvement Grant to support Project Mr. Big, a new business locating at 708 East Jackson Street. The project, led by Mr. Ameen Ali and partners, will include construction of a full-service convenience store with fuel and a small retail center. The estimated investment is \$3,000,000, with construction anticipated to begin by the end of 2025. The development is projected to create 3–5 full-time equivalent jobs and will further enhance the City’s east entry corridor.

At its meeting on October 27, 2025, the CDC Board unanimously approved a grant incentive equal to 10% of eligible project costs, up to a maximum of \$50,000. Grant funds will be paid only upon the applicant’s receipt of a Certificate of Occupancy within 18 months and after the business remains open for 24 consecutive months. Reimbursement will occur only after verified proof of payment of project expenses has been provided to the CDC office.

This project directly benefits from the City’s planned infrastructure investment under Project Big Red, which will improve water service and fire protection along East Jackson. The grant represents a targeted use of Type A economic development funds to encourage local investment and commercial growth.

Pursuant to CDC bylaws, expenditures exceeding \$25,000 require City Council approval. CDC respectfully requests Council authorization for this incentive to support the successful establishment of Biggies #4 (Project Mr. Big).

SUGGESTED ACTION:

ATTACHMENTS:
[CofEC Agenda Request_Project Mr. Big_28OCT2025.pdf](#)