

**SPECIAL MEETING OF THE CITY OF RED OAK  
ECONOMIC DEVELOPMENT CORPORATION  
WEDNESDAY, SEPTEMBER 4, 2019 – 6:30 PM  
200 LAKEVIEW PARKWAY  
RED OAK, TEXAS 75154**

**MINUTES**

**I. CALL TO ORDER**

President Hugley called the meeting to order at 6:33 p.m. He confirmed that a quorum was present.

**Board Members Present:**

Alan Hugley, President  
Tim Lightfoot, Vice President  
Greg Bennett, Member  
Jack Edwards, Member

**Support Staff Present:**

Mark L. Stanfill, DVM, Mayor  
Todd Fuller, City Manager  
Lee McCleary, Director of Economic Development

**Board Members Absent:**

Russell McCrady, Member  
Steve Miller, Member  
Daniel Zimmerman, Member

**II. NEW BUSINESS**

- A. Consider approving the minutes of the Special Meetings held on July 1, 2019, and on July 22, 2019, of the Red Oak Economic Development Corporation (ROEDC).

**President Hugley read Agenda Item A into the record.**

**Vice President Lightfoot made the motion, seconded by Member Edwards, to approve the minutes as read. The motion carried unanimously.**

- C. Discussion and possible action concerning Resolution No. 19-003R approving the proposed Red Oak Economic Development Corporation (ROEDC) Budget for FY 2019-2020.

**President Hugley read Agenda Items C and D into the record. City Manager Fuller gave a detailed explanation of both agenda items.**

**President Hugley made the motion to approve Resolution 19-003R as presented.**

**Vice President Lightfoot moved the motion, seconded by Member Edwards. The motion carried unanimously.**

- D. Discussion and possible action concerning approving Administrative Services Agreement with the City of Red Oak to provide administrative services to the Red Oak Economic Development Corporation (ROEDC) for FY 2019-2020.

**President Hugley made the motion to approve the Administrative Services Agreement with the City of Red Oak to provide administrative services to the Red Oak Economic Development Corporation (ROEDC) for Fiscal Year 2019-2020.**

**Member Bennett moved the motion, seconded by Vice President Lightfoot. The motion carried unanimously.**

- B. Conduct a Public Hearing and consider approving a grant in the amount of One Hundred Thousand and No/100 Dollars ("100,000.00") by the Red Oak Economic Development Corporation (ROEDC) to CooperZadeh, LLC for the street improvements along the south side of Harmony Way which is approximately ± 1,820 LF located in the city limits of the City of Red Oak, Texas.

**President Hugley read Agenda Item B into the record. City Manager moved to the dais and indicated the subject property on the monitors. He also gave a detailed explanation of this agenda item.**

**President Hugley opened the Public Hearing at 6:42 p.m. No one spoke**

**Vice President Lightfoot made the motion, seconded by Member Bennett, to close the Public Hearing at 6:43 p.m. The motion carried unanimously.**

**President Hugley made the motion to approve the grant in the amount of One Hundred Thousand and No/100 Dollars (\$100,000.00) by ROEDC to CooperZadeh, LLC for street improvements along the south side of Harmony Way.**

**Vice President Lightfoot moved the motion, seconded by Member Edwards. The motion carried unanimously.**

### **III. EXECUTIVE SESSION**

*Section 551.071: As authorized by Chapter Section 551 of the Texas Government Code, the City of Red Oak Economic Development Corporation (ROEDC) reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda and to discuss and deliberate an offer of a financial or incentive for a business prospect.*

- A. Pursuant to the Texas Government Code, Section §551.087 – Deliberations Regarding Economic Development Negotiations.
1. Discuss or deliberate regarding commercial or financial information from a business prospect that seeks to locate, stay or expand in the City of Red Oak.
  2. Discuss or deliberate an offer of financial or other incentive, if any, with such prospect.
- B. Pursuant to the Texas Government Code, Section §551.072 – Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property.
1. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of I-35E, west of Methodist Street, south of FM 664/Ovilla Road, and north of Red Oak Road, Red Oak, Texas.
  2. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of Uhl Road, west of I-35E, south of FM 664/Ovilla Road, north of Red Oak Road, Red Oak, Texas.
  3. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of Uhl Road, west of I-35, south of the Ellis County line, north of FM 664/Ovilla Road, Red Oak, Texas.

4. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of I-35, west of Methodist Drive (Street), south of FM 664/Ovilla Road, north of Red Oak Road, Red Oak, Texas.

**The ROEDC Board moved into Executive Session at 6:44 p.m. President Hugley invited Mayor Stanfill, City Manager Fuller, and Economic Development Director McCleary to attend.**

**IV. RECONVENE INTO REGULAR SESSION, Consider action resulting from Executive Session, if any.**

**The ROEDC Board reconvened into Regular Session at 8:02 p.m. Action was taken.**

**Vice President Lightfoot made the motion, seconded by Member Bennett, to extend the Purchase and Sale Agreement with Boos Development for an additional thirty (30) days. The motion carried unanimously.**

**V. ADJOURNMENT**

**Member Edwards made the motion, seconded by Vice President Lightfoot, to adjourn the meeting at 8:04 p.m. The motion carried unanimously.**

Submitted by: Alan Hugley  
Alan Hugley, President

Attested: Caryn Stevens  
Caryn Stevens,  
Executive Assistant / Deputy City Secretary