

**SPECIAL MEETING OF THE CITY OF RED OAK  
ECONOMIC DEVELOPMENT CORPORATION  
MONDAY, OCTOBER 28, 2019 – 7:00 PM  
200 LAKEVIEW PARKWAY  
RED OAK, TEXAS 75154**

**MINUTES**

**I. CALL TO ORDER**

Vice President Lightfoot called the meeting to order at 7:03 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  
Russell McCrady, Member  
Steve Miller, Member  
Daniel Zimmerman, Member

**Support Staff Present:**

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

\*Arrived at 7:09 p.m.

**II. NEW BUSINESS**

- A. Consider approving the minutes of the Special Meetings held on October 15, 2019, of the Red Oak Economic Development Corporation (ROEDC).

**Vice President Lightfoot read Agenda Item A into the record.**

**Member Edwards made the motion seconded by Member Bennett, to approve the minutes as presented. 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, and north of Stephenson Road, Red Oak, Texas.
3. Discuss or deliberate acquisition, sale and/or exchange of Real Properties generally located east of I-35E, west of Methodist Street, north of FM 664/Ovilla Road, and south of the Ellis County line, Red Oak, Texas.

**The ROEDC Board moved into Executive Session at 7:04 p.m. Vice President Lightfoot 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 7:41 p.m.**

**V. NEW BUSINESS.**

- B. Consider approving Resolution No. 19-008R, approving a Development Agreement by and between the Red Oak Economic Development Corporation (ROEDC), the City of Red Oak, Texas, and DMJ Properties, LTD, in which the ROEDC approves certain economic development projects and expenditures of necessary funds for costs related to the construction of the Public Infrastructure Improvements for said projects in an amount not to exceed \$2,800,000; and, authorize its President to execute same.

**Vice President Lightfoot read Agenda Items B and C into the record. City Manager Fuller gave a detailed explanation of Agenda Items B and C.**

**Vice President Lightfoot made the motion to adopt Resolution 19-008R approving a Development Agreement by and between the ROEDC, the City of Red Oak, Texas, and DMJ Properties, LTD, in which the ROEDC approves certain (City) development projects as described and depicted in the development agreement and expenditures of necessary funds for costs related to the construction of public infrastructure improvements for said projects in an amount not to exceed \$2,800,000, and authorize the ROEDC President to execute the same pending comments and final approval of the city attorney.**

**Member Bennett moved the motion, seconded by Member Edwards. The motion carried unanimously.**

- C. Consider approving Resolution No. 19-009R, approving a Standard Service Agreement with Westfall Engineering, PLLC, and expenditures in an amount not to exceed \$86,000 for Professional Civil Engineering Services for the preliminary design, final design, and related tasks required for determining the required right-of-way, roadway extensions and improvements, and storm drainage improvements for Harmony Way, Overlook Drive, and Grand Meadow Drive; and authorize its President to execute same on behalf of the ROEDC.

**Vice President Lightfoot made the motion to adopt Resolution No. 19-009R approving a Standard Service Agreement with Westfall Engineering, PLLC, and expenditures in an amount not to exceed \$86,000 for professional civil engineering services for the preliminary design, final design, and related tasks required for determining the required right-of-way, roadway extensions and improvements, and storm drainage improvements for Harmony Way, Overlook Drive, and Grand Meadow Drive, and authorize its President to execute the same on behalf of the ROEDC.**

**Member Bennett moved the motion, seconded by Member Edwards. The motion carried unanimously.**

**V. ADJOURNMENT**

**Member Hugley made the motion, seconded by Member McCrady, to adjourn the meeting at 7:46 p.m. The motion carried unanimously.**

Submitted by: Alan Hugley  
Alan Hugley, President

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