



City of Red Oak
Economic Development
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AGENDA
NOTICE OF REGULAR MEETING
RED OAK ECONOMIC DEVELOPMENT CORPORATION

Pursuant to Section 551 of the Texas Government Code, notice is hereby given that a Regular Meeting of the Red Oak Economic Development Corporation (ROEDC) will be held on Thursday, July 23, 2020, at 7:00 p.m., in the Evelyn Pitts Room of the Red Oak Municipal Center, 200 Lakeview Parkway, Red Oak, Texas, at which time the following will be discussed and considered to wit:

President

Alan Hugley

Vice President

Tim Lightfoot

Members

Greg Bennett

Jack Edwards

Russell McCrady

Steve Miller

Daniel Zimmerman

Support Staff

City Manager

Todd Fuller

Assistant City Manager

Jonathan Phillips

Director of Economic Development

Lee McCleary

IMPORTANT! PLEASE NOTE:

In accordance with an Order of the Office of the Governor issued on March 16, 2020, and as amended on April 2, 2020, the Economic Development Corporation for the City of Red Oak, Texas, will conduct a Regular Meeting by telephone conference at 7:00 p.m. on Thursday, July 23, 2020, in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) in an effort to slow the spread of the Coronavirus (COVID-19) pandemic.

This is an open meeting conducted by telephone conference. There will be no public access to a physical location. City Staff and ROEDC Members are encouraged to participate in the meeting by teleconference in order to allow the City to follow the CDC’s social distancing guidelines. Please see details found at the bottom of the agenda.

I. CALL TO ORDER

II. NEW BUSINESS

- A. Consider approving the minutes of the Special Meetings held on February 25, 2020, and on April 7, 2020, of the Red Oak Economic Development Corporation (ROEDC).
- B. Conduct a Public Hearing and consider adopting Resolution No. 20-002R approving the proposed Red Oak Economic Development Corporation (ROEDC) Budget for FY 2020-2021.
- C. Conduct a Public Hearing and consider approving an Administrative Services Agreement with the City of Red Oak to provide administrative services to the Red Oak Economic Development Corporation (ROEDC) for FY 2020–2021.

- D. Conduct a Public Hearing and consider adopting Resolution No. 20-003R approving a Sales Tax Rebate with Compass Datacenters DFW III, LLC (“Compass”) equivalent to thirty-five percent (35%) of the one-half (½) cent local sales tax revenue for construction materials, other tangible personal property, supplies, and taxable services used or consumed at the Compass property that are not otherwise exempt from Texas sales and use tax; authorizing the President of the Red Oak Economic Development Corporation (ROEDC) to execute the documents after approval by the City Attorney.
- E. Conduct a Public Hearing and consider approving an expenditure of \$27,500 for ROEDC/Catalyst Commercial, Inc. Professional Services Agreement for period of June 1, 2020 to May 31, 2021.
- F. Consider adoption of Resolution No. 20-004R approving the revised terms and conditions of the Economic Development Agreement by and between the Red Oak Economic Development Corporation (ROEDC), and DMJ Properties, LTD., and Victron Stores. L.P., 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 \$2,447,136; and, authorize its President to execute same.
- G. Consider adoption of Resolution No. 20-005R declaring certain personal property as obsolete, valueless, and surplusage; providing for disposal of the same by the City Manager or his designee; authorizing the President of the Red Oak Economic Development Corporation (ROEDC) to execute same; providing a severability clause; providing a repealing clause; and, providing an effective date.
- H. Discussion and possible action concerning adopting Resolution No. 20-006R approving the First Amendment to the Land Sale and Economic Development Agreement by and between Red Oak Economic Development Corporation and JRTR Investments, LTD.

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 business 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-35, west of Methodist Drive, south of FM 664/Ovilla Road, 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 Red Oak Road, Red Oak, Texas.

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

V. ADJOURNMENT

I certify that the above agenda of items to be considered by the Red Oak Economic Development Corporation (ROEDC) was posted on the City Hall bulletin board on the 20th day of July, 2020, before 7:00 p.m. in accordance with the Texas Government Code, Chapter 551.

Attested: _____


Caryn Stevens
Executive Assistant / Deputy City Secretary

Accessibility Statement

The Red Oak City Hall is wheelchair accessible with an entry ramp and accessible parking spaces located in front of the building. Request for accommodations must be made 48 hours prior to the meeting by contacting the Deputy City Secretary's Office at (469) 218-1211.

Join Zoom Meeting

<https://zoom.us/j/97550759693?pwd=UGE5QVhSdzZtVFB3MUNFU09QcHN4UT09>

Meeting ID: 975 5075 9693

Passcode: 705825

One tap mobile

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+1 669 900 6833 US (San Jose)

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+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

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Passcode: 705825

Find your local number: <https://zoom.us/u/aBswai8GC>