

**SPECIAL MEETING OF THE CITY OF RED OAK
ECONOMIC DEVELOPMENT CORPORATION
TUESDAY, APRIL 7, 2020 – 7:00 PM
200 LAKEVIEW PARKWAY
RED OAK, TEXAS 75154**

MINUTES

I. CALL TO ORDER

President Hugley called the meeting to order at 7:13 p.m. He confirmed that a quorum was present with a roll call of the board, and he announced that notices were legally posted pursuant to the Open Meetings Act and in accordance with an Order of the Office of the Governor issued March 16, 2020, and as amended on April 2, 2020. The Economic Development Corporation for the City of Red Oak, Texas, will conduct the special meeting by telephone conference 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). This is an open meeting conducted by telephone conference, however, there will be no public access to the physical location.

Roll Call Attendance *(via teleconference)*

Board Members Present:

Alan Hugley, President - Aye
Tim Lightfoot, Vice President - Aye
Greg Bennett, Member - Aye
Jack Edwards, Member – Aye
Russell McCrady, Member – Aye
Steve Miller, Member – Aye
Daniel Zimmerman, Member – Aye

Staff Present:

Mark L. Stanfill, Mayor
Todd Fuller, City Manager
Lee McCleary, Economic Dev Dir
John Binford, IT Director
Chase Jenkins, IT App Specialist

II. EXECUTIVE SESSION

Texas Government Code, Section 551.071: As authorized by Chapter 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/Corporate 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 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, if any, with such business prospect.

B. Pursuant to 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 the Ellis County line, 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 the Stephenson Road, Red Oak, Texas.

President Hugley opened the board into Executive Session at 7:14 p.m. He invited Todd Fuller and Lee McCleary and members of the Economic Development Corporation into Executive Session (*via teleconference*).

III. RECONVENE INTO REGULAR SESSION – President Hugley reconvened the EDC Board into Open Session at 7:34 p.m. The following action was taken.

Economic Development Director McCleary made the following motion:

Motion to approve the Purchase and Sale Agreement submitted by RSDGP, LLC, for the purchase of approximately 2.537 acres located at the southeast corner of FM 664/Ovilla Road and Hickory Creek Drive for \$12.00 per square foot.

Vice President Lightfoot moved the motion, seconded by Member McCrady. The motion was unanimous.

Roll Call Vote: Greg Bennett – Aye
Jack Edwards – Aye
Alan Hugley – Aye
Tim Lightfoot – Aye
Russell McCrady – Aye
Steve Miller – Aye
Daniel Zimmerman – Aye

IV. NEW BUSINESS

- A. Conduct a Public Hearing and consideration for possible action regarding contract for purchase for real property located at 2518 Ovilla Road; and, authorize the ROEDC President to execute all necessary closing documents.

President Hugley read Agenda Item A into the record. City Manager Fuller spoke and gave a detailed explanation of this agenda item.

President Hugley opened the Public Hearing at 7:38. No one spoke.

Vice President Lightfoot made the motion, seconded by Member Miller, to close the Public Hearing at 7:40 p.m. The motion was unanimous.

Roll Call Vote: Greg Bennett – Aye
Jack Edwards – Aye
Alan Hugley – Aye
Tim Lightfoot – Aye
Russell McCrady – Aye
Steve Miller – Aye
Daniel Zimmerman – Aye

City Manager Fuller made the following motion:

Motion to approve the Purchase and Sale Contract for real property located at 2518 Ovilla Road and authorizing the EDC President to execute all necessary closing documents.

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

Roll Call Vote: Greg Bennett – Aye
Jack Edwards – Aye

Alan Hugley – Aye
Tim Lightfoot – Aye
Russell McCrady – Aye
Steve Miller – Aye
Daniel Zimmerman – Aye

- B. Conduct a Public Hearing and consideration for possible action regarding economic development grant agreement between the ROEDC and Te'Jun the Texas Cajun; and, authorize the ROEDC President to execute all necessary documents.

President Hugley read Agenda Item B into the record. City Manager Fuller spoke and gave a brief explanation of this agenda item.

President Hugley opened the Public Hearing at 7:42 p.m. No one spoke.

Member McCrady made the motion, seconded by Vice President Lightfoot, to close the Public Hearing at 7:43 p.m. The motion was unanimous.

Roll Call Vote: Greg Bennett – Aye
Jack Edwards – Aye
Alan Hugley – Aye
Tim Lightfoot – Aye
Russell McCrady – Aye
Steve Miller – Aye
Daniel Zimmerman – Aye

City Manager Fuller made the following motion:

Motion to approve a Grant Agreement between the Red Oak Economic Development Corporation and Te'Jun the Texas Cajun, and authorize the EDC President to execute all necessary documents for a contract amount of \$42,648.00 for the impact fee payment with deadlines to begin construction within ninety (90) days and complete construction with a CO [certificate of occupancy] one year afterwards.


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

Roll Call Vote: Greg Bennett – Aye
Jack Edwards – Aye
Alan Hugley – Aye
Tim Lightfoot – Aye
Russell McCrady – Aye
Steve Miller – Aye
Daniel Zimmerman – Aye

IV. ADJOURNMENT

Member McCrady made the motion, seconded by Vice President Lightfoot, to adjourn the meeting at 7:45 p.m. The motion carried unanimously.

Submitted by: 
Alan Hugley, President

Attested: 
Caryn Stevens,
Executive Assistant/Deputy City Secretary