

**REGULAR MEETING OF THE CITY OF RED OAK
INDUSTRIAL DEVELOPMENT CORPORATION
MONDAY, JULY 27, 2020 – 7:00 PM
200 LAKEVIEW PARKWAY
RED OAK, TEXAS 75154**

MINUTES

I. CALL TO ORDER

President Goodwyn called the meeting to order at 7:03 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 Industrial Development Corporation for the City of Red Oak, Texas, will conduct the regular 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:

Ben Goodwyn, President – Aye
Casey Hargrove, Secretary – Aye
Alan Hugley, Member – Aye
David Wells, Treasurer – Aye

Staff Present:

Mark L. Stanfill, Mayor
Todd Fuller, City Manager
Jonathan Phillips, Asst City Manager
Lee McCleary, Economic Dev Director
Gloria Platt, Finance Director

Board Members Absent:

Weylan McAnally, Vice President

II. NEW BUSINESS

- A. Consider approving the minutes of the Special Meetings held on November 7, 2019, November 18, 2019, and April 7, 2020.

President Goodwyn read Agenda Item A into the record.

Member Hugley made the motion, seconded by Treasurer Wells, to approve the minutes as presented. The motion carried unanimously.

Roll Call Vote: Ben Goodwyn – Aye
Casey Hargrove – Aye
Alan Hugley – Aye
David Wells – Aye

- B. Discussion and possible action concerning Resolution No. 20-002R approving the proposed Red Oak Industrial Development Corporation (ROIDC) Budget for FY 2020-2021.

President Goodwyn read Agenda Item B into the record. City Manager spoke and gave a detailed explanation of this agenda item. Assistant City Manager Phillips spoke and gave a detailed explanation of this agenda item.

Board members and staff discussed the agenda item further.

Secretary Hargrove made the motion, seconded by Treasurer Wells, to adopt Resolution No. 20-002R with Option No. 1 as presented. The motion carried unanimously.

Roll Call Vote: Ben Goodwyn – Aye
Casey Hargrove – Aye
Alan Hugley – Aye
David Wells – Aye

- C. Discussion and possible action concerning approving an Administrative Services Agreement with the City of Red Oak to provide administrative services to the Red Oak Industrial Development Corporation (ROIDC) Budget for FY 2020-2021.

President Goodwyn read Agenda Item C into the record.

Member Hugley made the motion, seconded by Treasurer Wells, to approve an Administrative Services Agreement as presented. The motion carried unanimously.

Roll Call Vote: Ben Goodwyn – Aye
Casey Hargrove – Aye
Alan Hugley – Aye
David Wells – Aye

- D. Discussion and possible action concerning 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 Industrial Development Corporation (ROIDC) to execute the documents after approval by the City Attorney.

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

Member Hugley made the motion, seconded by Secretary Hargrove, to adopt Resolution No. 20-003R as presented. The motion carried unanimously.

Roll Call Vote: Ben Goodwyn – Aye
Casey Hargrove – Aye
Alan Hugley – Aye
David Wells – Aye

- E. Discussion and possible action concerning approving funding in an amount not to exceed \$55,000 towards a new Comprehensive Plan and Parks/Trails Master Plan in conjunction with the City of Red Oak and the Red Oak Economic Development Corporation.

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

Board members and staff discussed the agenda item further.

Treasurer Wells made the motion, seconded by Member Hugley, to approve funding in an amount not to exceed \$55,000 towards a new Comprehensive Plan and Parks/Trail Plan in conjunction with City of Red Oak and the Red Oak Economic Development Corporation as presented. The motion carried unanimously.

Roll Call Vote: Ben Goodwyn – Aye
Casey Hargrove – Aye
Alan Hugley – Aye
David Wells – Aye

- F. Discussion and possible action concerning approving donation to TSTC North Texas in the amount of \$1,000 for Red Oak workforce development training.

President Goodwyn read Agenda Item F into the record. Economic Development Director McCleary spoke and gave a detailed explanation of this agenda item.

Board members and staff discussed the agenda item further.

Member Hugley made the motion, seconded by Treasurer Wells, to approve a donation to Texas State Technical College (TSTC) North Texas in the amount of \$36,000, or \$12,000 per year over a three (3) years, for Red Oak workforce development training contingent upon the positive review of the City Attorney. The motion carried unanimously.

Roll Call Vote: Ben Goodwyn – Aye
Casey Hargrove – Aye
Alan Hugley – Aye
David Wells – Aye

III. EXECUTIVE SESSION

Texas Government Code, Section 551.071: As authorized by Chapter 551 of the Texas Government Code, the City of Red Oak Industrial Development Corporation (“ROIDC”) reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the Corporate Attorney about any matters listed on the agenda.

- A. Pursuant to Texas Government Code, Section §551.071 – **Consultation with the City Attorney** concerning pending litigation: *Rockett Special Utility District v. Botkin, et al.*, Cause No. 19-CV-1007-RP, W.D. Tex.; *City of Red Oak, Tex. v. USDA et al.*, Civil Action No. 19-cv-02761-S, N.D. Tex.; *ex Parte-City of Red Oak v. 201st Judicial District Court of Travis County*, Cause No. D-1GN-20-002116; and *Rockett Special Utility District v. City of Red Oak, Texas*, Case No. 3:20-cv-1320.
- B. 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.
- C. 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 Houston School Road, west of SH 342, south of Ellis County line, and north of the Ovilla Road, Red Oak, Texas.

The ROIDC Board did not convene into Executive Session.

IV. ADJOURNMENT

Member Hugley made the motion, seconded by Treasurer Wells, to adjourn the meeting at 7:51 p.m. The motion carried unanimously with no one opposed.

Submitted by:  Attested: 
Ben Goodwyn, President Casey Hargrove, Secretary