

**REGULAR MEETING OF THE CITY OF RED OAK  
ECONOMIC DEVELOPMENT CORPORATION  
THURSDAY, JULY 22, 2021 – 7:00 PM  
200 LAKEVIEW PARKWAY  
RED OAK, TEXAS 75154**

**MINUTES**

**I. CALL TO ORDER**

President Hugley called the meeting to order at 7:00 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 and/or video 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  
Steve Miller, Member – Aye

**Staff Present:**

Todd Fuller, City Manager  
Jonathan Phillips, Assistant City Manager  
Lee McCleary, Economic Dev Director  
Robert E. Hager, City Attorney

**Board Members Absent:**

Daniel Zimmerman, Member

**II. NEW BUSINESS**

- A. Consider the approval of the following minutes: August 6, 2020; August 27, 2020; November 12, 2020; January 7, 2021; March 18, 2021, Special EDC meetings.

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

**Vice President Lightfoot made the motion, seconded by Member Edwards, to approve the minutes of the August 6, 2020; August 27, 2020; November 12, 2020; January 7, 2021 and March 18, 2021 Special EDC meetings of the ROEDC as read. The motion carried unanimously.**

**Roll Call Vote:** Greg Bennett – Aye  
Jack Edwards – Aye  
Alan Hugley – Aye  
Tim Lightfoot – Aye  
Steve Miller – Aye

- B. Discussion and consideration of adoption Resolution No. 21-003R approving the proposed Red Oak Economic Development Corporation (ROEDC) Budget for FY 2021-2022.

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

**Vice President Lightfoot made the motion, seconded by Member Edwards, to adopt Resolution No. 21-003R as presented. The motion carried unanimously.**

**Roll Call Vote:** Greg Bennett – Aye  
Jack Edwards – Aye  
Alan Hugley – Aye  
Tim Lightfoot – Aye  
Steve Miller – 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 Economic Development Corporation (ROEDC) for FY 2021-2022.

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

**Vice President Lightfoot moved the motion, seconded by Member Miller, to approve the motion as presented. The motion carried unanimously.**

**Roll Call Vote:** Greg Bennett – Aye  
Jack Edwards – Aye  
Alan Hugley – Aye  
Tim Lightfoot – Aye  
Steve Miller – Aye

- D. Discussion and consideration of adopting Resolution No. 21-004R approving the 7<sup>th</sup> Amendment to the revised Purchase and Sale Agreement by and between the ROEDC and RSDGP, LLC, dated May 6, 2020, with respect to the purchase and sale of approximately 2.537 acres of real property located in the City of Red Oak, Ellis County, Texas; and, authorize the ROEDC President to sign all necessary documents regarding the conveyance of property.

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

**Member Bennett made the motion, seconded by Vice President Lightfoot, to adopt Resolution No. 21-004R as presented. The motion carried unanimously.**

**Roll Call Vote:** Greg Bennett – Aye  
Jack Edwards – Aye  
Alan Hugley – Aye  
Tim Lightfoot – Aye  
Steve Miller – Aye

- E. Discussion and consideration of adopting Resolution No. 21-005R approving the 3<sup>rd</sup> Amendment to the revised Purchase and Sale Agreement by and between the ROEDC and RSDGP, LLC, dated September 20, 2020, with respect to the purchase and sale of approximately 1.592 acres of real property located in the City of Red Oak, Ellis County, Texas; and, authorize the ROEDC President to sign all necessary documents regarding the conveyance of property.

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

**Member Bennett made the motion, seconded by Vice President Lightfoot, to adopt Resolution No. 21-005R as presented. The motion carried unanimously.**

**Roll Call Vote:** Greg Bennett – Aye  
Jack Edwards – Aye  
Alan Hugley – Aye  
Tim Lightfoot – Aye  
Steve Miller – 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 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.**

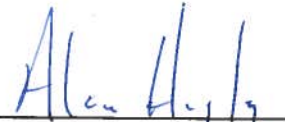
**III. RECONVENE INTO REGULAR SESSION – President Hugley reconvened the EDC Board into Open Session at 7:24 p.m. No action taken.**

**V. ADJOURNMENT**

**Vice President Lightfoot made the motion, seconded by Member Bennett, to adjourn the meeting at 7:24 p.m. The motion carried unanimously.**

**Roll Call Vote:** Greg Bennett – Aye  
Jack Edwards – Aye  
Alan Hugley – Aye  
Tim Lightfoot – Aye  
Steve Miller – Aye

Submitted by:

  
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Alan Hugley, President

Attested:

  
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Lori McGlothlin, Executive Assistant