



**Rice Community Economic Development Corporation
RICE, TEXAS**

**Monday, July 10, 2023
6:00 PM
Rice City Hall
305 N. Dallas Street
Rice, TX 75155**

AGENDA

1. Roll Call
2. Pledge of Allegiance
3. Invocation
4. Public Forum
5. Agenda Items
 - a. Archa Update
 - b. Discuss and Deliberate Grant Follow Up Form
 - c. Discuss and Deliberate EDC Grant Applications
 - d. Discuss EDC Funding A/C for Gym
 - e. Discuss the Sale of Downtown Property vs. Development of Downtown Property
 - f. Deliberate the Development of the EDC Downtown Property
 - g. Deliberate the Sale of the EDC Downtown Property
 - h. Set a Date for Budget Workshop and Meeting
 - i. Discuss and Deliberate Financial Statements
 - j. Discuss & Deliberate Minutes from June Meeting
6. Adjourn



Item Title: Archa Update

Summary:

- Project wish list to focus on grants for
- Add/update board member contact information (phone numbers, addresses) for directory
- Grant application status



Item Title: Discuss and Deliberate Grant Follow Up Form

Summary:

- review proposed follow up form, will be used to follow up on grants that have been given

Background: **SEE NEXT PAGE(S)**



Item Title: Discuss and Deliberate EDC Grant Applications

Summary:

- Bedding 2 Go
- Marrero Group
- Chapa's Clean Cars (Rolando Chapa)

Background: **SEE NEXT PAGE(S)**



City of Rice, Texas

EDC Grant Accountability Checklist

Applicant Name (first/last): _____

Business Name: _____

Phone Number: _____

Email: _____

Please write a brief description about how you used your grant money.

Was this grant helpful to you and your business?

Please let us know if there are any ways we could improve our grant?

Please update any contact information that may have changed since your grant application:



Business Assistance Grant Application

Applicant Name: Jose Luna
Business Name: Bedding 2 Go (Luna Enterprises LLC)
EIN (if applicable): _____
Physical Address: 305 N. Dallas St Ste #2, Rice TX 75155
Check to confirm that the business located within the city limits of Rice, Texas (required): YES NO
Date Business Opened: 2018

Contact Phone: 469-881-4364
Contact Email: jose.luna5507@gmail.com
Business Owner Name (if different from applicant): _____
Owners Mailing Address: PO Box 76, Rice TX 75155
Owners Home Address: 1100 SW McKinney St #219, Rice TX 75155
Owners SSN: 701-77-5142
Owners Driver's License: 38069153
Owners Date of Birth: 10-02-1988
Owners Phone: 469-881-4364
Owners Email: jose.luna5507@gmail.com

Required Documents:

1. Articles of Formation
2. State Sales Tax Certificate
3. DBA Documentation
4. IRS Form W-9

Describe your intended use of City of Rice Economic Development Corporation Business Assistance Grant funds. Outline what steps you will take to pursue the public purpose of economic development (i.e., create jobs, enhance your facility, etc.). Recipients may be required to show documentation of spending in accordance with grant objectives. Failure to provide documentation within 90 days of receipt will void this grant, and all associated money will be required to be returned to the City of Rice.

Enhance facility

Amount Requested (maximum allowed \$1,500.00): \$1,500 (MAX)

Business Assistance Grant Application

Applicant Name: Charletta Marrero
 Business Name: Marrero Group PLLC
 EIN (if applicable): 84-4787732
 Physical Address: 305 N Dallas St Suite 62 Rice, TX 75155
 Check to confirm that the business located within the city limits of Rice, Texas (required): YES NO
 Date Business Opened: 04/28/2020
 Contact Phone: 972-865-5382 / 817-784-7469
 Contact Email: info@marrerogroupllc.com
 Business Owner Name (if different from applicant): _____
 Owners Mailing Address: 853 Applewood Dr Cedar Hill, TX 75104
 Owners Home Address: 853 Applewood Dr Cedar Hill, TX 75104
 Owners SSN: 463-35-5890
 Owners Driver's License: 14388393
 Owners Date of Birth: 01/06/1969
 Owners Phone: 972-865-5382
 Owners Email: cm5890@yahoo.com

Required Documents:

1. Articles of Formation
2. State Sales Tax Certificate (N/A)
3. DBA Documentation
4. IRS Form W-9

Describe your intended use of City of Rice Economic Development Corporation Business Assistance Grant. Outline what steps you will take to pursue the public purpose of economic development (i.e., create jobs, enhance facility, etc.). Recipients may be required to show documentation of spending in accordance with grant objective provide documentation within 90 days of receipt will void this grant, and all associated money will be required to be to the City of Rice.

I will use this money for projects that will create economic development for the City of Rice such as hiring new employees, purchasing new equipment, advertising my business and making improvements to my office space. Advertising via radio billboards, podcast and mailers.

Amount Requested (maximum allowed \$1,500.00): \$1,500.00

Advertising
Radio
billboards
podcast
mailers.



Item Title: Discuss EDC Funding A/C for Gym

Summary:

Would we be willing to forego grant money to partner with the city to pay for installing A/C in the gym.



Item Title: Discuss the Sale of Downtown Property vs. Development of Downtown Property

Summary:

Discuss Development to encourage revenue, including:

- Create plans for electricity, walkways, lights, coverings, etc (refer to photos) for events/food trucks, etc. rentals
- Archa will visit with Jim Fortson to negotiate donating his property to develop into a park/public space (we would put his name on it in return) if we agree to develop
- Purchasing adjacent lot from Jim Fortson to increase property size
- Continue to pursue grants for future development

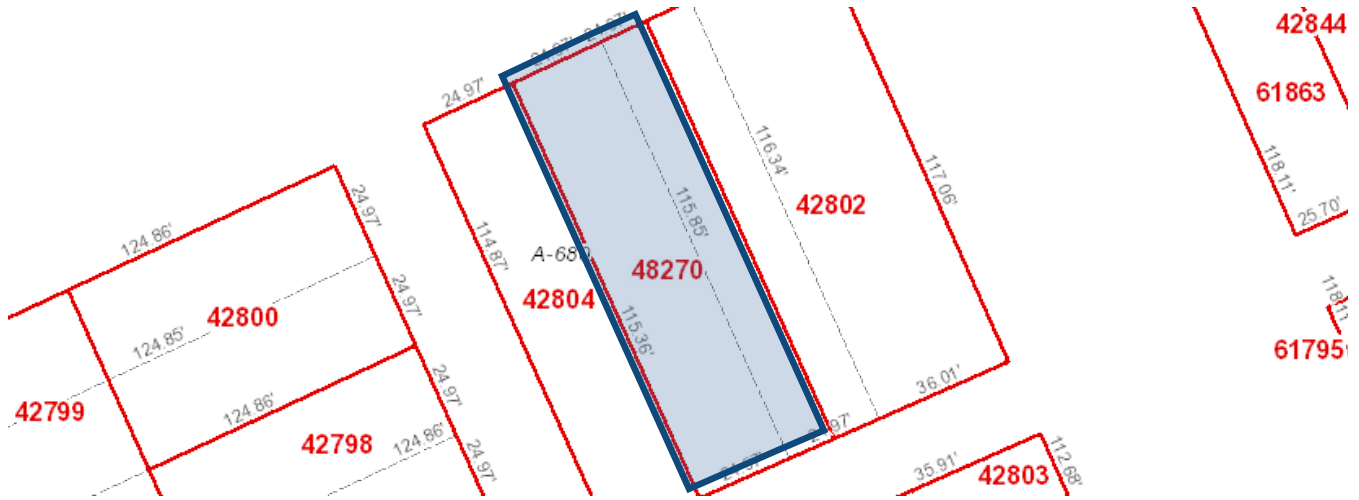
Discuss selling the property for highest value possible, including:

- review CAD information
- listing property to ensure highest offer
- waiting for future downtown development to increase property value
- improve property to increase value for future sale
- purchase adjacent lot from Jim Fortson first to increase property size/sale price

Background: **SEE NEXT PAGE(S)**



Map



Property Details

Parcel Count	
Property ID:	48270
Legal Description:	R0700 RICE OT BLK 18 LOT 12 & W 1/2 OF 13 .099 ACRES (37.5 X 115)
Geographic ID:	R0700.00.00180.012.02.0
Agent:	
Type:	Real
Location	
Address:	
Map ID:	A
Neighborhood ID:	CRI
Owner	
Owner ID:	114443
Name:	RICE COMMUNITY ECONOMIC DEVELOPMENT CORP
Billing Address:	305 N DALLAS ST RICE, TX 75155
Ownership:	100.0%
Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere) For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$10,890
Agricultural Market Valuation:	\$0
Market Value:	\$10,890
Special Use Value:	\$0
Appraised Value:	\$10,890
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$10,890

VALUES DISPLAYED ARE 2023 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
AD	Appr Dist	0.000000	\$10,890	\$0
RI	CITY OF RICE	0.500300	\$10,890	\$0
NV	NAVARRO COUNTY	0.422600	\$10,890	\$0
NC	NAVARRO COLLEGE	0.107200	\$10,890	\$0
FC	NAVARRO FLOOD CONTROL	0.007200	\$10,890	\$0

	NAVARRO FLOOD CONTROL	0.007200		\$10,890	\$0
3C	NAVARRO ROAD AND BRIDGE	0.087500		\$10,890	\$0
RI	RICE ISD	1.352760		\$10,890	\$0

Total Tax Rate: 2.477560

Property Land

Code	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RES LOT	RESIDENTIAL LOT	0.099	4,312.00	0.00	0.00	\$10,890	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	\$0	\$10,890	\$0	\$10,890	\$0	\$10,890
2022	\$0	\$2,910	\$0	\$2,910	\$0	\$2,910
2021	\$0	\$2,910	\$0	\$2,910	\$0	\$2,910
2020	\$0	\$2,910	\$0	\$2,910	\$0	\$2,910
2019	\$0	\$2,910	\$0	\$2,910	\$0	\$2,910
2018	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2017	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2016	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920

2015	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2014	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2013	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2012	\$0	\$2,330	\$0	\$2,330	\$0	\$2,330

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/14/2020	SWD	SPECIAL WARRANTY DEED	HOBBS JARED C	RICE COMMUNITY ECONOMIC DEVELOPMENT CORP	2021	3803	
1/18/2003	WD	WARRANTY DEED	HOBBS JAMES CALVIN	HOBBS JARED C	1649	139	0
	OT	Owner Transfer	HOBBS JAMES CALVIN	HOBBS JAMES CALVIN			0

Map



Property Details

Count	
Property ID:	42802
Legal Description:	R0700 RICE OT BLK 18 LOT E 1/2 OF 13 & ALL 14 .099 ACRES (37.5 X115)
Geographic ID:	R0700.00.00180.013.00.0
Agent:	
Type:	Real
Location	
Address:	
Map ID:	A
Neighborhood ID:	CRI
Owner	
Owner ID:	114443
Name:	RICE COMMUNITY ECONOMIC DEVELOPMENT CORP
Mailing Address:	305 N DALLAS ST RICE, TX 75155
Ownership:	100.0%
Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere) For privacy reasons not all exemptions are shown online.

Property Values

Agricultural Market Valuation:	\$0
Market Value:	\$10,890
Special Use Value:	\$0
Appraised Value:	\$10,890
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$10,890

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RI	CITY OF RICE	0.500300	\$10,890	\$0
IV	NAVARRO COUNTY	0.422600	\$10,890	\$0
IN	NAVARRO COLLEGE	0.107200	\$10,890	\$0
FI	NAVARRO FLOOD CONTROL	0.007200	\$10,890	\$0

LE	NAVARRO FLOOD CONTROL	0.007200	\$10,890	\$0
3C	NAVARRO ROAD AND BRIDGE	0.087500	\$10,890	\$0
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Total Tax Rate: 2.477560

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2022	\$0	\$2,910	\$0	\$2,910	\$0	\$2,910
2021	\$0	\$2,910	\$0	\$2,910	\$0	\$2,910
2020	\$0	\$2,910	\$0	\$2,910	\$0	\$2,910
2019	\$0	\$2,910	\$0	\$2,910	\$0	\$2,910
2018	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2017	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2016	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920

2015	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2014	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2013	\$0	\$1,920	\$0	\$1,920	\$0	\$1,920
2012	\$0	\$2,330	\$0	\$2,330	\$0	\$2,330

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/2020	SWD	SPECIAL WARRANTY DEED	LITTLE TOWN ENTERPRISES INC	RICE COMMUNITY ECONOMIC DEVELOPMENT CORP	2021	3802	
	OT	Owner Transfer	LOPER OTT	LITTLE TOWN ENTERPRIZES INC			0
	OT	Owner Transfer	LITTLE TOWN ENTERPRIZES INC	LITTLE TOWN ENTERPRIZES INC			0



Item Title: Deliberate the Development of the EDC Downtown Property

Summary:

Will the EDC move forward to create a plan for downtown development, and fund a portion of the development.



Item Title: Deliberate the Sale of the EDC Downtown Property

Summary:

Will the EDC list the downtown property for sale



Item Title: Set a Date for Budget Workshop and Meeting

Summary:

We will need to agree to a budget to be approved by City Council, our meeting will need to be for a date at the beginning to middle of August.



Item Title: Discuss and Deliberate Financial Statements



Item Title: Discuss & Deliberate Minutes from June Meeting