



**REGULAR MEETING OF THE RICE COMMUNITY
ECONOMIC DEVELOPMENT CORPORATION
RICE, TEXAS**

**Monday, July 22, 2024
6:00 PM
Rice City Hall – Business Hub
305 N. Dallas Street
Rice, TX 75155**

AGENDA

1. Roll Call

- a. Garry Teague
- b. Rolando Chapa
- c. James Franks
- d. Tonya Roberts
- e. Donna Gipson
- f. Sarah Farley
- g. Archa Cassel

2. Pledge of Allegiance

The Pledge of Allegiance to the Flag

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

3. Texas Pledge of Allegiance

The Pledge of Allegiance to the Texas State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

4. Prayer

5. Public Forum

6. Agenda Items

- a. Welcome New Member Sarah Farley – Discussion
 - Update contact information
 - Discuss general mission of the EDC, review administrative information, and answer questions
- b. Discuss Grant Application – BeeWell Doula & Massage
- c. Discuss and Deliberate Agreements for All Current Grant Applications
 - View note from lawyer: decide on amounts, requirements, etc. for each:
 - Marerro Insurance Group
 - El Rincon de Michoahan
 - Soggy Peso
 - BeeWell Doula and Massage
- d. Discuss Information Learned from the TML Small Town Conference
 - Donna will present information that was collected at the TML Small Town Conference.
 - Review information received from Daniel Short at the SBDC (traffic counts) and how they could apply to EDC projects, using concepts and examples provided at the conference.
- e. Discuss Current Grant Opportunities, Projects and Event Updates
 - Archa will update on the Summer Bash Event, as well as upcoming grant opportunities and any other current project updates.
- f. Discuss and Deliberate 2025 Fiscal Year Budget
 - Refer to Budget Workshop minutes
- g. Discuss and Deliberate Projects and Goals for 2025
 - Community Development - Downtown Property (electricity & lights) + grants and/or fundraising for pavilion/food truck & event parking, foot paths, benches, etc. *see attachment
 - Community Development/Recreational Improvement - make updates to Baseball Fields at Mike Dickens Memorial Park
 - Business Development - Grants and Incentive Programs
 - Business Development - Property/Attracting New Business
 - Community Outreach – Events (Business Fair/Taste of Rice on 11/9?), advertising, other ideas
- h. Discuss and Deliberate Cut Off Date For Accepting Grant Applications
- i. Discuss and Deliberate Signatories for REDC Bank Account
 - The bank is requiring us to have minutes that reflect the names of our signatories in order to update our signature card. Per our bylaws it should be the City Administrator (Vicki Fisher) and the EDC President (Brandi Solomon).
- j. Discuss and Deliberate Financial Statements
 - See attachment
- k. Discuss and Deliberate EDC Meeting Minutes
 - See attachment

7. Adjourn

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Rice, Texas, a place readily accessible to the general public at all times, on the 18th day of July, 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Name

Title

EMAIL FROM LAWYER RE: INCENTIVE/GRANT AGREEMENTS

Vicki,

The example is inadequate under state law. The primary failure is that it does not, as required by state law, identify the performance requirements that the business must meet nor does it provide for repayment of the economic development incentive grant if the business fails to meet the performance requirements.

As to a template, it is difficult to prepare a "template" for future agreements because there are so many variable in each project. Does Rice's EDC primarily provide economic development incentives in the form of grants or loans or tax/fee abatements, rent abatements, etc? There are many types of incentive and the agreement must be tailored for each type. Further, for each project, the required uses and performance obligations will be different and thus, the repayment requirements (in the event of failure to satisfy the performance requirements) will also vary. I am attaching an example of one of the most basic economic development incentive agreements just so you and the EDC can get an idea of what is required. Obviously, as the project and incentive gets more complex, the agreement does too.

The Agreement would be adopted by resolution, after public hearing, by the EDC. City Council approval, by resolution, would then also be required. I can prepare the agreements and resolutions anytime they are needed. For simple projects, it does not take me a lot of time. One note - Technically, the EDC should have its own separate account (separate from the City's) and my legal fees should be billed to the EDC for any work done in that regard.

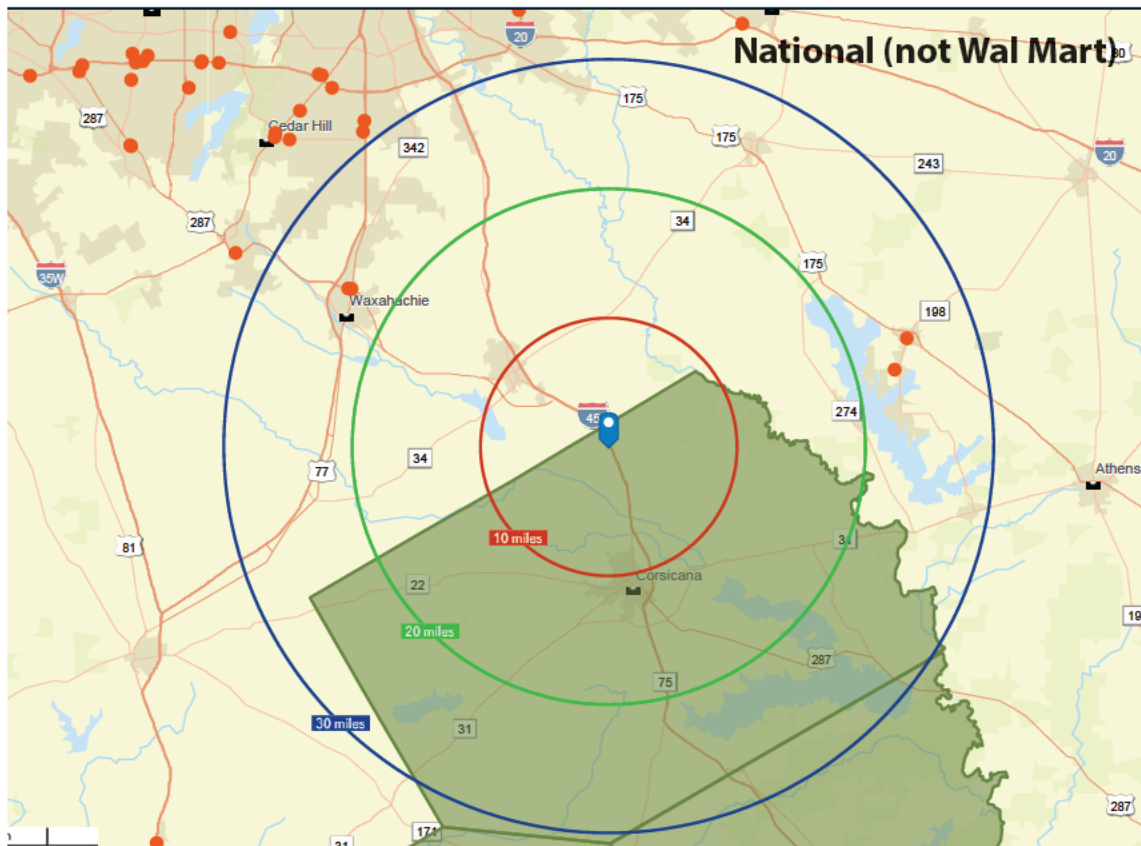
Please let me know if you have any questions or need anything further on this.

[REDACTED]

[REDACTED]

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Existing Tire Shops (30, 20 & 10 miles)



Other things to consider:



**WORKSHOP OF THE RICE COMMUNITY
ECONOMIC DEVELOPMENT CORPORATION
RICE, TEXAS**

**Monday, July 08, 2024
6:00 PM**

**Rice City Hall – Business Hub 305 N. Dallas Street
Rice, TX 75155**

Meeting Minutes

- 1. Roll Call**
 - a all members present**
- 2. Pledge of Allegiance**
- 3. Texas Pledge of Allegiance**

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all. "

The Pledge of Allegiance to the Texas State Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

4. **Prayer**

5. **Public Forum**

6. **2024-2025 Budget**

a. **Current Budget & 2025 Project Goals (add, remove, update line items)**

- i Last year's budget was estimated to be \$185,000. Current monthly tax revenue average is \$4,500.
- ii \$93,000 carry over from 2024 + Estimated \$60,000 in sales tax revenue (\$5,000/mo) = \$153,000 for 2025.
- iii Decrease contract labor from \$15,000 to \$10,000.
- iv Increase Printing Supplies from \$200 to \$300.
- v Decrease Training Expenses from \$7,000 to \$2,500.
- vi Decrease Advertising from \$3,500 to \$1,000.
- vii Decrease Recreational Improvements from \$37,200 to \$15,000.
- viii Remove Additional Development completely.
- ix Increase Public & Employee Relations from \$2,500 to \$5,000.
- x Increase Property Acquisitions from \$10,000 to \$30,000.
- xi Budget for \$40,600 in reserves.

b. **Revenue Projections**

7. **Adjourn**

Attest: _____ Date: _____

Secretary

Attest: _____ Date: _____

Administrator



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

Monday, June 24, 2024

6:00 PM

**Rice City Hall
305 N. Dallas Street
Rice, TX 75155**

Meeting Minutes

1. Roll Call

a. Garry Teague absent

2. Pledge of Allegiance

3. Invocation

4. Public Forum

5. Agenda Items

a. Discuss and Deliberate Expired Terms and Officers

James made a motion for James Franks and Rolando Chapa to be reinstated to the EDC board. Ayes: Donna, Tonya, Brandi. Abstain: Rolando, James – motion passed

James made a motion to nominate Brandi President Seconded Donna all in favor Rolando, James, Tonya. Abstain: Brandi – motion passed

James made a motion to reelect Rolando as Secretary Seconded Donna all in favor Brandi, James, Brandi, Tonya. Abstain: Rolando – motion passed

EDC approved Sarah Farley to go before City Council to fill the vacant spot on EDC

Archa left early (6:08)

b. Discuss Grant Application - Soggy Peso

Owner requested \$6,000 to add a card reader to each of the washers and dryers.

c. Discuss Grant Application - El Rincon de Michoacán

Owner requested \$15,000 to enhance the parking lot lighting and signage. They intend to enhance the curb appeal of their restaurant.

d. Discuss and Deliberate EDC Grant Agreement Contract

Sending contract to the city lawyer for finalization.

e. Discuss and Deliberate Soggy Peso Grant Application

Brandi made a motion to approve the requested \$6,000 Tonya seconded.

Ayes: Rolando, James, Donna – motion passed

f. Discuss and Deliberate El Rincon Grant Application James made a motion to table

until we receive bids, Donna seconded. Ayes: Rolando, Brandi, Tonya.

- motion passed

g. Discuss Summer Bash Community Event

Set team limits for basketball. Waiting for a response from T-Mobile confirming attendance.

h. Discuss and Deliberate Financial Statement

Tonya made a motion to not accept financials due to errors with the statement.

Brandi seconded. Ayes: Rolando, Donna, James.

- motion passed

i. Discuss and Deliberate Meeting Minutes

Brandi made a motion to approve the minutes Donna seconded.

- motion passed

6. Adjourn: Tonya made a motion to adjourn. Donna Seconded.

Ayes: Rolando, James, Brandi – motion passed

Attest: _____ Date: _____
Secretary

Attest: _____ Date: _____
Administrator

City of Rice
 Financial Statement
 As of June 30, 2024

7/18/2024 11:18 AM

950 - Rice EDC	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales & Property Taxes	4,229.94	4,500.00	(270.06)	45,565.16	45,000.00	101.26%	(565.16)
Other Revenue Sources	0.00	1,866.67	(1,866.67)	11,200.00	11,200.00	100.00%	0.00
Grants & Donations	0.00	5,000.00	(5,000.00)	50,000.00	50,000.00	100.00%	0.00
EDC Account Carry Forward Year End	0.00	11,073.56	(11,073.56)	0.00	132,936.00	0.00%	132,936.00
Revenue Totals	<u>4,229.94</u>	<u>22,440.23</u>	<u>(18,210.29)</u>	<u>106,765.16</u>	<u>239,136.00</u>	<u>44.65%</u>	<u>132,370.84</u>
Expense Summary							
Personnel/Payroll	640.00	1,832.60	(1,192.60)	5,033.01	22,000.00	22.88%	16,966.99
Office & Supplies	0.00	66.65	(66.65)	268.16	800.00	33.52%	531.84
Legal & Professional Fees	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
Operating Expense	0.00	374.85	(374.85)	233.62	4,500.00	5.19%	4,266.38
Community Programs & Donations	2,454.70	7,424.92	(4,970.22)	41,810.20	66,700.00	62.68%	24,889.80
Not Categorized	0.00	5,000.00	(5,000.00)	50,000.00	50,000.00	100.00%	0.00
Capital	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
Grant Expense	0.00	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00
EDC Reserves	0.00	4,426.22	(4,426.22)	16,849.43	53,136.00	31.71%	36,286.57
Expense Totals	<u>3,094.70</u>	<u>22,624.17</u>	<u>(19,529.47)</u>	<u>114,194.42</u>	<u>239,136.00</u>	<u>47.75%</u>	<u>124,941.58</u>

City of Rice
 Financial Statement
 As of June 30, 2024

7/18/2024 11:18 AM

950 - Rice EDC	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Sales & Property Taxes							
950-4132 4B Economic Development Sales	4,229.94	4,500.00	(270.06)	45,565.16	45,000.00	101.26%	(565.16)
Sales & Property Taxes Totals	4,229.94	4,500.00	(270.06)	45,565.16	45,000.00	101.26%	(565.16)
Other Revenue Sources							
950-4190 Other Income	0.00	1,866.67	(1,866.67)	11,200.00	11,200.00	100.00%	0.00
Other Revenue Sources Totals	0.00	1,866.67	(1,866.67)	11,200.00	11,200.00	100.00%	0.00
Grants & Donations							
950-4909 Rice EDC Home Town T-Mobile	0.00	5,000.00	(5,000.00)	50,000.00	50,000.00	100.00%	0.00
Grants & Donations Totals	0.00	5,000.00	(5,000.00)	50,000.00	50,000.00	100.00%	0.00
EDC Account Carry Forward Year End Estimated Balance							
950-8001 EDC Account Carry Forward Year	0.00	11,073.56	(11,073.56)	0.00	132,936.00	0.00%	132,936.00
EDC Account Carry Forward Year End Estimated Balance Totals	0.00	11,073.56	(11,073.56)	0.00	132,936.00	0.00%	132,936.00
Revenue Totals	4,229.94	22,440.23	(18,210.29)	106,765.16	239,136.00	44.65%	132,370.84

City of Rice
 Financial Statement
 As of June 30, 2024

7/18/2024 11:18:49 AM

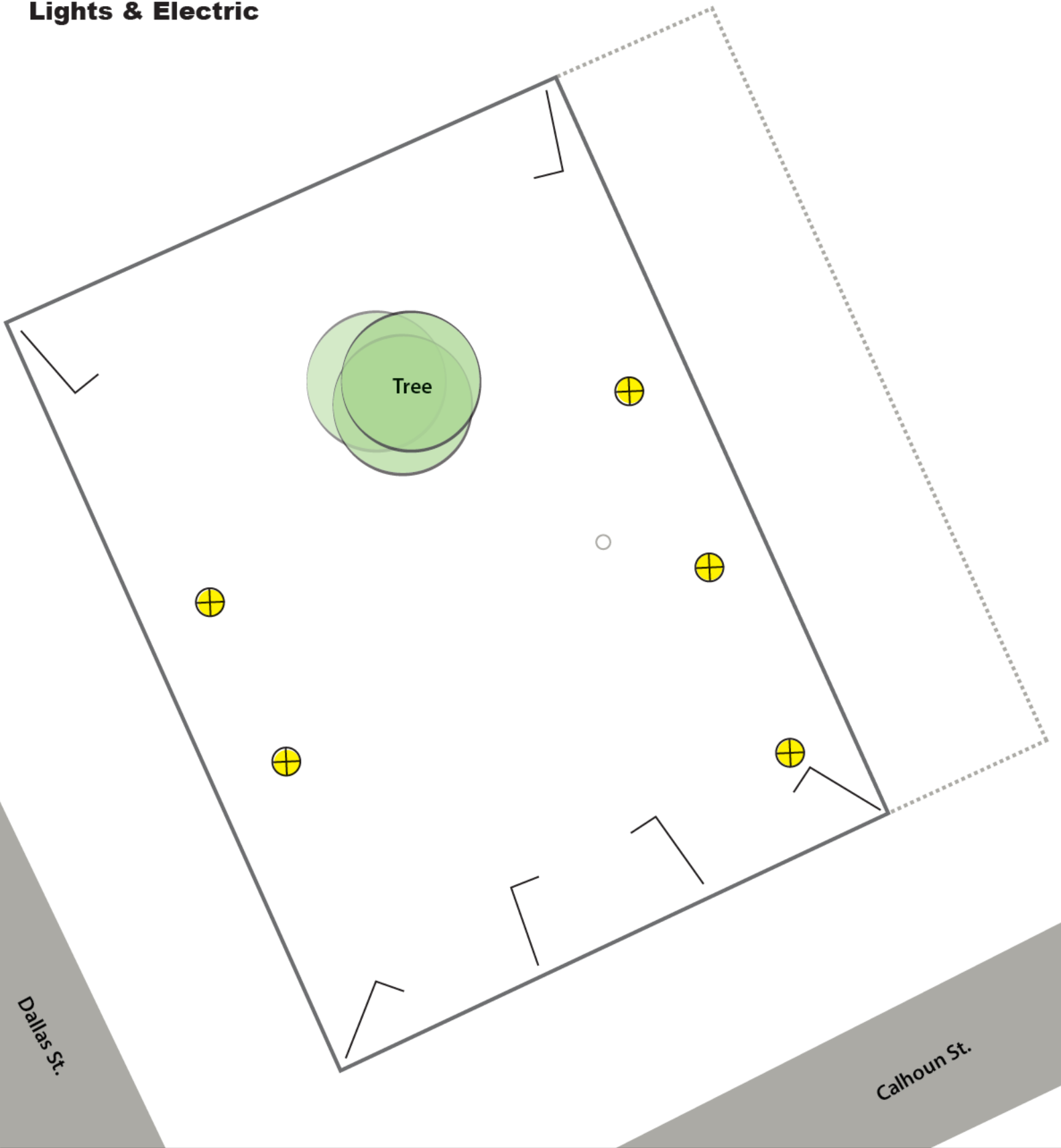
950 - Rice EDC EDC General Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Capital	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
Community Programs & Donations	2,454.70	7,424.92	(4,970.22)	41,810.20	66,700.00	62.68%	24,889.80
EDC Reserves	0.00	4,426.22	(4,426.22)	16,849.43	53,136.00	31.71%	36,286.57
Grant Expense	0.00	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00
Legal & Professional Fees	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
Not Categorized	0.00	5,000.00	(5,000.00)	50,000.00	50,000.00	100.00%	0.00
Office & Supplies	0.00	66.65	(66.65)	268.16	800.00	33.52%	531.84
Operating Expense	0.00	374.85	(374.85)	233.62	4,500.00	5.19%	4,266.38
Personnel/Payroll	640.00	1,832.60	(1,192.60)	5,033.01	22,000.00	22.88%	16,966.99
EDC General Administration Totals	<u>3,094.70</u>	<u>22,624.17</u>	<u>(19,529.47)</u>	<u>114,194.42</u>	<u>239,136.00</u>	<u>47.75%</u>	<u>124,941.58</u>
Expense Total	<u>3,094.70</u>	<u>22,624.17</u>	<u>(19,529.47)</u>	<u>114,194.42</u>	<u>239,136.00</u>	<u>47.75%</u>	<u>124,941.58</u>

City of Rice
 Financial Statement
 As of June 30, 2024

7/18/2024 11:18 AM

950 - Rice EDC EDC General Administration	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
950-10-5109 Contract Labor	500.00	1,249.50	(749.50)	4,285.00	15,000.00	28.57%	10,715.00
950-10-5201 Office Supplies	0.00	41.65	(41.65)	19.47	500.00	3.89%	480.53
950-10-5202 Printing Supplies	0.00	16.67	(16.67)	234.99	200.00	117.50%	(34.99)
950-10-5203 Postage	0.00	8.33	(8.33)	13.70	100.00	13.70%	86.30
950-10-5206 Training Expense	140.00	583.10	(443.10)	748.01	7,000.00	10.69%	6,251.99
950-10-5223 Audit Expense	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
950-10-5224 Legal and Professional Fees	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
950-10-5227 Advertising	0.00	291.55	(291.55)	233.62	3,500.00	6.67%	3,266.38
950-10-5229 Public & Employee Relations	0.00	208.25	(208.25)	1,355.50	2,500.00	54.22%	1,144.50
950-10-5375 Rice EDC T-Mobile Home	0.00	5,000.00	(5,000.00)	50,000.00	50,000.00	100.00%	0.00
950-10-5452 Hardware/Software	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
950-10-5700 Property Acquisitions	0.00	833.33	(833.33)	0.00	10,000.00	0.00%	10,000.00
950-10-5702 Business Improvement	0.00	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00
950-10-8009 EDC Reserves	0.00	4,426.22	(4,426.22)	16,849.43	53,136.00	31.71%	36,286.57
950-10-9501 Recreational Improvements	2,454.70	4,966.67	(2,511.97)	28,454.70	37,200.00	76.49%	8,745.30
950-10-9502 EDC Property Improvements	0.00	1,250.00	(1,250.00)	0.00	15,000.00	0.00%	15,000.00
950-10-9503 Additional Development	0.00	1,000.00	(1,000.00)	12,000.00	12,000.00	100.00%	0.00
EDC General Administration Totals	3,094.70	22,624.17	(19,529.47)	114,194.42	239,136.00	47.75%	124,941.58
Expense Totals	3,094.70	22,624.17	(19,529.47)	114,194.42	239,136.00	47.75%	124,941.58

PHASE 1: Downtown Property Improvement Lights & Electric



● 50 AMP Outlet

— Property Line

- - - McGee Estate Property Line

┌ Light Post

**PHASE 2: Downtown Property Improvement
Covered Structures (Pergola/Tree) w/Electric,
Entrance, Vendor Pads, Foot Paths**



- 15 AMP Outlet
- 50 AMP Outlet
- - - Walking Path

- Property Line
- McGee Estate Property Line



Potential Finishing Examples



County Electric Services LLC
210 E Collin St
Corsicana, TX 75110
903-874-5189
countyelectricservices@yahoo.
com



Estimate 1127

ADDRESS Archa Cassel Community of Rce EDC	SHIP TO Archa Cassel Community of Rce EDC	DATE 09/25/2023	TOTAL \$12,850.87	
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DESCRIPTION	QTY	AMOUNT
Labor for electrician and 2 helpers	32	4,800.00
Trenching	1	1,150.00
Concrete bases for pole lights	1	1,250.00
Total material	1	5,650.87
City Lot for Food trucks	SUBTOTAL	12,850.87
Install pole lights and plugs for the community events	TAX	0.00
	TOTAL	\$12,850.87

THANK YOU.

Accepted By

Accepted Date