



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

**December 16, 2024  
6:00 PM  
Rice City Hall – Business Hub  
305 N. Dallas Street  
Rice, TX 75155**

**AGENDA**

**1. Roll Call**

- a. Brandi Solomon
- 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. Discuss opening for new Board member
  - Garry Teague letter of resignation/review member position & remainder term
- b. Discuss Downtown Development Project
  - Review progress, site map, etc.
- c. Discuss 4/26 Promotional Event Updates
  - Archa will review event details - theme, ideas, etc.
- d. Discuss and deliberate what to do with existing park lights
  - Sell, auction, donate, dispose, etc.
- e. Discuss and Deliberate November Financial Statement
  - See attachment
- f. Discuss and Deliberate 11/08/24 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 12<sup>th</sup> day Of December, 2024 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Name

Title



City of Rice, Texas

**Rice Community Economic Development Corporation  
Downtown Property Development**

**SITE PLAN : DECEMBER 2024**

# EDC Property Site Plan Key

———— EDC Property Line

## MEASUREMENTS


H  
1'


5'

10'

## PHASE I


 Trash Can

 Flagpole - 30' tall

 Solar Light - 12' tall

 Electrical Pole

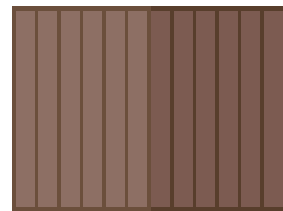
## PHASE II

 4' Path/Sidewalk  
▪ Concrete or Decomposed Granite

 Arch/Entrance


## PHASE III

 Park Bench

 30' x 40' Pavilion  
▪ Wood Posts/Metal Roof  
▪ Concrete Base

## PHASE IV

 Tree

 Landscape Feature  
(currently Farmer's Market sign)

 Planter Box

 Tall Juniper  
or similar

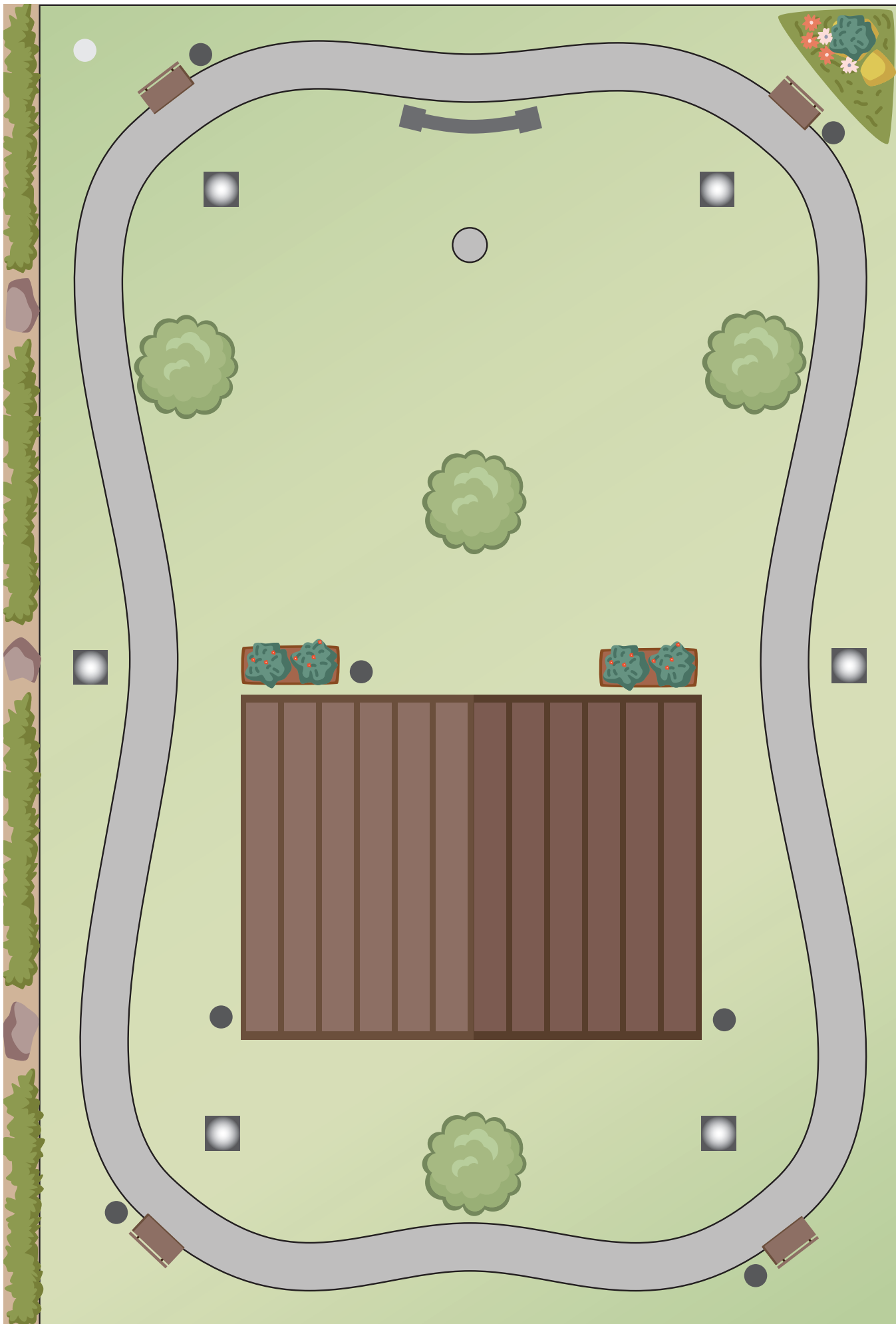
 Boulder

Additional Items for Phases (not illustrated):  
1) Security Cameras  
2) Run Electrical (contengent on pavilion)  
3) Picnic Benches under Pavilion & Speakers

75' / Calhoun St.

Estrada Property

115' / Dallas St.



75' / Calhoun St.

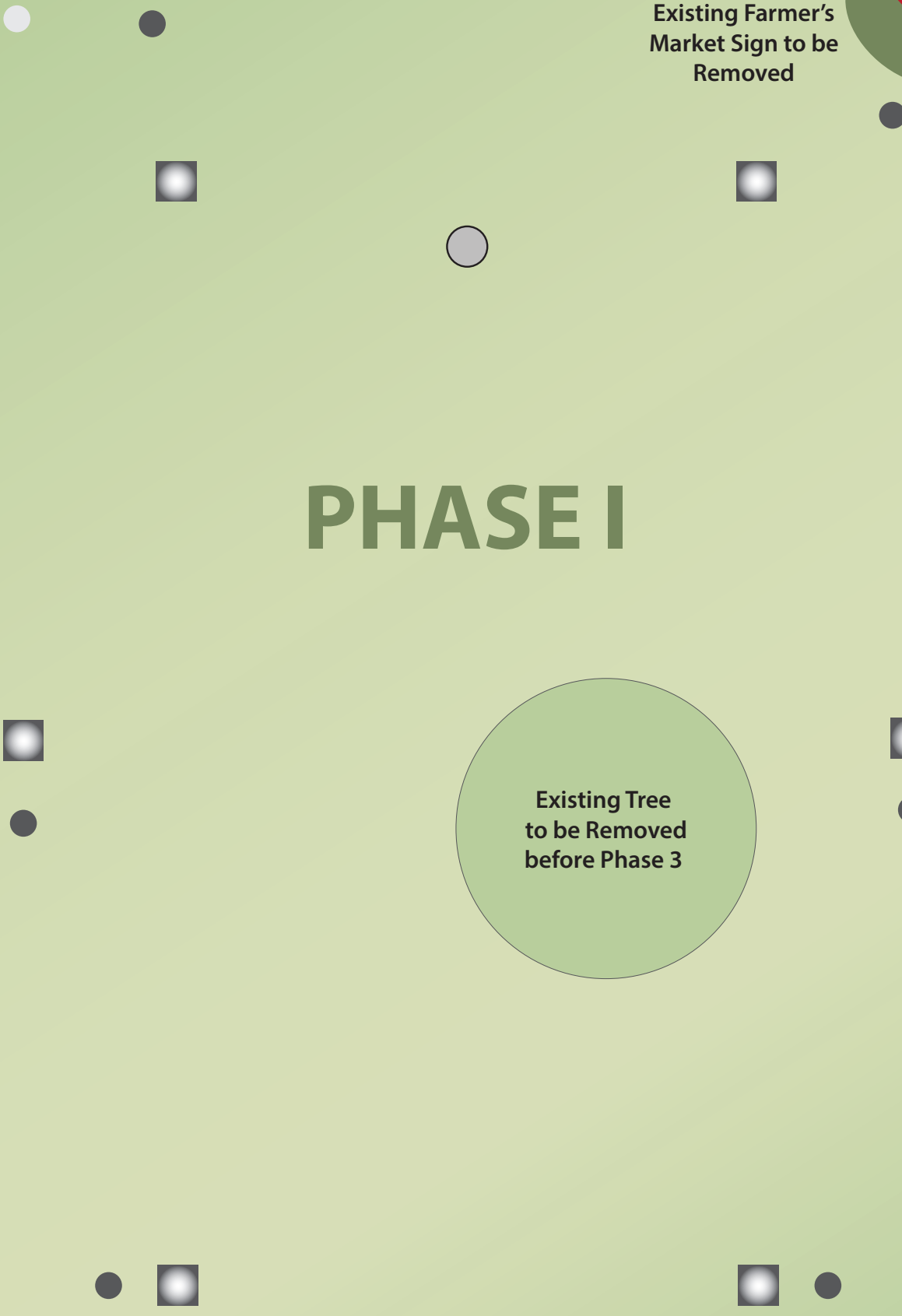
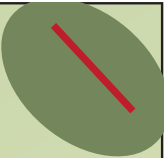
Existing Farmer's  
Market Sign to be  
Removed

# PHASE I

Existing Tree  
to be Removed  
before Phase 3

115' / Dallas St.

Estrada Property



# City of Rice Financial Statement As of November 30, 2024

950 - Rice EDC	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>Revenue Summary</b>							
Sales & Property Taxes	3,926.76	4,200.00	(273.24)	7,433.71	60,000.00	12.39%	52,566.29
EDC Account Carry Forward Year End	0.00	7,746.90	(7,746.90)	0.00	93,000.00	0.00%	93,000.00
Revenue Totals	3,926.76	11,946.90	(8,020.14)	7,433.71	153,000.00	4.86%	145,566.29
<b>Expense Summary</b>							
Personnel/Payroll	0.00	1,041.25	(1,041.25)	0.00	12,500.00	0.00%	12,500.00
Office & Supplies	0.00	74.97	(74.97)	0.00	900.00	0.00%	900.00
Legal & Professional Fees	0.00	166.60	(166.60)	46.25	2,000.00	2.31%	1,953.75
Operating Expense	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
Community Programs & Donations	3,000.00	2,916.00	84.00	3,000.00	35,000.00	8.57%	32,000.00
Capital	0.00	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00
Grant Expense	0.00	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00
EDC Reserves	0.00	3,381.98	(3,381.98)	0.00	40,600.00	0.00%	40,600.00
Expense Totals	3,000.00	12,745.40	(9,745.40)	3,046.25	153,000.00	1.99%	149,953.75

City of Rice  
 Financial Statement  
 As of November 30, 2024

12/10/2024 11:31 AM

	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
<b>950 - Rice EDC</b>							
<b>Sales &amp; Property Taxes</b>							
950-4132 4B Economic Development Sales	3,926.76	4,200.00	(273.24)	7,433.71	60,000.00	12.39%	52,566.29
Sales & Property Taxes Totals	3,926.76	4,200.00	(273.24)	7,433.71	60,000.00	12.39%	52,566.29
<b>EDC Account Carry Forward Year End Estimated Balance</b>							
950-8001 EDC Account Carry Forward Year	0.00	7,746.90	(7,746.90)	0.00	93,000.00	0.00%	93,000.00
EDC Account Carry Forward Year End Estimated Balance Totals	0.00	7,746.90	(7,746.90)	0.00	93,000.00	0.00%	93,000.00
Revenue Totals	3,926.76	11,946.90	(8,020.14)	7,433.71	153,000.00	4.86%	145,566.29



City of Rice  
 Financial Statement  
 As of November 30, 2024

12/10/2024 11:31:29 AM

<b>950 - Rice EDC</b>	Current	Current	Budget	YTD	Annual	% Budget	Budget
<b>EDC General Administration</b>	Month Actual	Month Budget	Variance	Actual	Budget	Used	Remaining
Capital	0.00	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00
Community Programs & Donations	3,000.00	2,916.00	84.00	3,000.00	35,000.00	8.57%	32,000.00
EDC Reserves	0.00	3,381.98	(3,381.98)	0.00	40,600.00	0.00%	40,600.00
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)	46.25	2,000.00	2.31%	1,953.75
Office & Supplies	0.00	74.97	(74.97)	0.00	900.00	0.00%	900.00
Operating Expense	0.00	166.60	(166.60)	0.00	2,000.00	0.00%	2,000.00
Personnel/Payroll	0.00	1,041.25	(1,041.25)	0.00	12,500.00	0.00%	12,500.00
<b>EDC General Administration Totals</b>	<b>3,000.00</b>	<b>12,745.40</b>	<b>(9,745.40)</b>	<b>3,046.25</b>	<b>153,000.00</b>	<b>1.99%</b>	<b>149,953.75</b>
<b>Expense Total</b>	<b>3,000.00</b>	<b>12,745.40</b>	<b>(9,745.40)</b>	<b>3,046.25</b>	<b>153,000.00</b>	<b>1.99%</b>	<b>149,953.75</b>

# City of Rice

## Financial Statement

### As of November 30, 2024

<b>950 - Rice EDC</b>	Current	Current	Budget	YTD	Annual	% Budget	Budget
<b>EDC General Administration</b>	Month Actual	Month Budget	Variance	Actual	Budget	Used	Remaining
950-10-5109 Contract Labor	0.00	833.00	(833.00)	0.00	10,000.00	0.00%	10,000.00
950-10-5201 Office Supplies	0.00	41.65	(41.65)	0.00	500.00	0.00%	500.00
950-10-5202 Printing Supplies	0.00	24.99	(24.99)	0.00	300.00	0.00%	300.00
950-10-5203 Postage	0.00	8.33	(8.33)	0.00	100.00	0.00%	100.00
950-10-5206 Training Expense	0.00	208.25	(208.25)	0.00	2,500.00	0.00%	2,500.00
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)	46.25	1,000.00	4.63%	953.75
950-10-5227 Advertising	0.00	83.30	(83.30)	0.00	1,000.00	0.00%	1,000.00
950-10-5229 Public & Employee Relations	0.00	416.50	(416.50)	0.00	5,000.00	0.00%	5,000.00
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	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00
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	3,381.98	(3,381.98)	0.00	40,600.00	0.00%	40,600.00
950-10-9501 Recreational Improvements	0.00	1,249.50	(1,249.50)	0.00	15,000.00	0.00%	15,000.00
950-10-9502 EDC Property Improvements	3,000.00	1,250.00	1,750.00	3,000.00	15,000.00	20.00%	12,000.00
EDC General Administration Totals	3,000.00	12,745.40	(9,745.40)	3,046.25	153,000.00	1.99%	149,953.75
Expense Totals	3,000.00	12,745.40	(9,745.40)	3,046.25	153,000.00	1.99%	149,953.75



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

**November 18, 2024**

**7:00 PM**

**Rice City Hall – Business Hub**

**305 N. Dallas Street**

**Rice, TX 75155**

**MINUTES**

**1. Roll Call**

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

**2. Pledge of Allegiance**

**3. Texas Pledge of Allegiance**

**4. Prayer**

**5. Public Forum**

Tonya made a motion to forego initial items. Brandi 2nd. Ayes - Rolando, James, Sarah, Donna. Motion passed.

## 6. Agenda Items

### a. Discuss and Deliberate Plans for Downtown Project

- Items identified during workshop
- Proposed Phases:
  - 1 - lights, electrical pole, cameras, trash cans and flagpole.  
\* it was noted that we would defer to the electrician's recommendations/expertise for installation, location, etc.
  - 2 - sidewalk, run electrical, install entrance arch.
  - 3 - pavilion, benches, tables, speakers.
  - 4 - trees and landscaping.  
\* it was noted that any part of the project funded/donated by a 3<sup>rd</sup> party would be prioritized over the phase
- Tonya made a motion. James 2nd. Ayes - Sarah, Rolando, Brandi, Donna – motion passed
- James made a motion to accept the initial bid for the flagpole installation. Tonya 2nd. Ayes - Rolando, Sarah, Brandi, Donna – motion passed

### b. Discuss TIRZ and Tax Abatement as incentives

- City Council agreed to phase 1.
- We have the option to advise on location of a zone for tax abatements for new business. This also gives us the ability to offer incentives to attract new businesses

### c. Discuss and Deliberate EDC Event Date

### d. Discuss and Deliberate Event Focus

- Educational Focus (businesses learn about available incentives and resources)
- Promotional (event brings public attention to businesses/Rice)

- Rolando made a motion to make the next event promotional. James 2nd. Ayes - Donna, Tonya, Sarah, Brandi – motion passed

### e. Discuss and Deliberate Event Date

- April 26<sup>th</sup> or after to allow time for planning

- Tonya made a motion to have the event on April 26th. Donna 2nd. Ayes - James, Sarah, Tonya, Rolando. – motion passed

### f. Discuss and Deliberate Financial Statement

- See attachment

- Tonya made a motion to accept the financial statement. James 2nd. Ayes - Donna, Sarah, James, Rolando. – motion passed

### g. Discuss and Deliberate 10/28/24 Meeting Minutes

- See attachment

- Tonya made a motion to accept the minutes. Donna 2nd. Ayes - James, Rolando, Brandi, Sarah – motion passed

## 7. Adjourn

- Tonya made a motion to adjourn. Donna 2nd. Ayes - James, Rolando, Brandi, Sarah. – motion passed

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Administrator