



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

**Monday, March 23rd, 2026
6:00 PM
Rice City Hall – Council Chambers
305 N. Dallas Street
Rice, TX 75155**

AGENDA

1. Roll Call

- a. Brandi Solomon
- b. Rolando Chapa
- c. Donna Gipson
- d. Sarah Farley
- e. Archa Cassel
- f. Tristine Slayton

2. Prayer

3. 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."

4. 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."

5. **Public Forum**

6. **Agenda Items**

1. EDC Board Announcements

- Downtown Status: Address/Inspection/Electricity
- Carolina Update
 - Business Hub Furniture/Move-in
 - Discover Rice Networking Event Invitation
 - Grants

2. Discuss and Deliberate Details for Discover Rice Events

- Pop-up Events to encourage business in downtown (Farmer's Market, empty buildings, etc)

3. Discuss and Deliberate Legal Services

- Michael Halla (city attorney) at \$350/mo

4. Discuss and Deliberate Financial Statement

See attached 02/2026

5. Discuss and Deliberate Meeting Minutes

See attached 02/2026

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 _____ day of _____ 2026 by _____ p.m., and remained posted for at least 3 business days preceding the scheduled time of said meeting.

Name

Title

City of Rice Financial Statement As of February 28, 2025

950 - Rice EDC	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary							
Sales & Property Taxes	5,126.43	4,800.00	326.43	20,092.80	60,000.00	33.49%	39,907.20
Other Revenue Sources	0.00	0.00	0.00	14.94	0.00	0.00%	(14.94)
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	5,126.43	12,546.90	(7,420.47)	20,107.74	153,000.00	13.14%	132,892.26
Expense Summary							
Personnel/Payroll	560.00	1,041.25	(481.25)	1,060.00	12,500.00	8.48%	11,440.00
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	0.00	2,916.00	(2,916.00)	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	560.00	12,745.40	(12,185.40)	4,106.25	153,000.00	2.68%	148,893.75

City of Rice
 Financial Statement
 As of February 28, 2025

3/19/2025 1:18 PM

	Current Month Actual	Current Month Budget	Budget Variance	YTD Actual	Annual Budget	% of Budget	Budget Remaining
950 - Rice EDC							
Sales & Property Taxes							
950-4132 4B Economic Development Sales	5,126.43	4,800.00	326.43	20,092.80	60,000.00	33.49%	39,907.20
Sales & Property Taxes Totals	5,126.43	4,800.00	326.43	20,092.80	60,000.00	33.49%	39,907.20
Other Revenue Sources							
950-4190 Other Income	0.00	0.00	0.00	14.94	0.00	0.00%	(14.94)
Other Revenue Sources Totals	0.00	0.00	0.00	14.94	0.00	0.00%	(14.94)
EDC Account Carry Forward Year End Estimated Balance							
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	5,126.43	12,546.90	(7,420.47)	20,107.74	153,000.00	13.14%	132,892.26

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	2,499.00	(2,499.00)	0.00	30,000.00	0.00%	30,000.00
Community Programs & Donations		0.00	2,916.00	(2,916.00)	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		560.00	1,041.25	(481.25)	1,060.00	12,500.00	8.48%	11,440.00
EDC General Administration Totals		560.00	12,745.40	(12,185.40)	4,106.25	153,000.00	2.68%	148,893.75
Expense Total		560.00	12,745.40	(12,185.40)	4,106.25	153,000.00	2.68%	148,893.75

City of Rice
 Financial Statement
 As of February 28, 2025

950 - Rice EDC EDC General Administration	Current	Current	Budget	YTD	Annual	% Budget	Budget
	Month Actual	Month Budget	Variance	Actual	Budget	Used	Remaining
950-10-5109 Contract Labor	560.00	833.00	(273.00)	1,060.00	10,000.00	10.60%	8,940.00
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	0.00	1,250.00	(1,250.00)	3,000.00	15,000.00	20.00%	12,000.00
EDC General Administration Totals	560.00	12,745.40	(12,185.40)	4,106.25	153,000.00	2.68%	148,893.75
Expense Totals	560.00	12,745.40	(12,185.40)	4,106.25	153,000.00	2.68%	148,893.75



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ECONOMIC DEVELOPMENT CORPORATION
RICE, TEXAS**

Monday, February 23rd, 2026

6:00 PM

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

MEETING MINUTES

1. Roll Call

1. Brandi Solomon - present
2. Rolando Chapa - present
3. Donna Gipson - present
4. Sarah Farley - present
5. Archa Cassel - present
6. Tristine Slayton – present

2. Prayer

3. Pledge of Allegiance

4. Texas Pledge of Allegiance

5. Public Forum

Sarah Farley - Stated that city council had 3 openings for Alderman. Sarah has chosen to run for city council. If elected, she will be unable to serve on the EDC.

6. Agenda Items

1. Discuss Bylaws and Deliberate any Adjustments

<https://exit242.com/wp-content/uploads/2024/03/EDC-Bylaws-03-08-24.pdf>

- The board deliberated adjusting our bylaws to make the board accessible to more people and the EDC easier to join. Currently we are required to have 7 members and 2 must live within the city limits. We also require that any member elected to City Council has an automatic resignation, with no provision to be re-elected.
We discussed that the City Council should be able to appoint 2 alderman as EDC Board Members and would make the advisement for them to do so. We discussed that allowing the board to be filled with members outside the city limits would provide a failsafe, if there are no in the city residents willing to serve; with the understanding that the City Council must appoint all board members and approve all EDC projects.
- Archa made a motion to allow two City Council members to serve on both boards, also to remove the requirement that 2 EDC members must live in the City limits. Tristine seconded. Ayes - Rolando, Archa, Brandi. Abstain - Sarah. Motion passes.

The Bylaws will be updated to read:

Section 2. Qualifications

(a) The City Council shall appoint the Directors of the Corporation.

(b) The City Council shall consider individual's experience, accomplishments, and education background in appointing Directors to the Board to ensure that the interests and concerns of all segments of the community are considered.

(c) Each Director shall have at least one (1) of the following qualifications:

1. Experience in management or in executive compacity.

2. Experience in the evaluation of financial and business records and projections.

3. Experience in economic development matters.

4. Education, training, or experience useful to the Corporation's purpose.

(d) Directors of the board shall be:

1. 2. 3. 4. A resident of the City of Rice, or

Be a resident of the county where the city is located (Navarro), or

A resident within ten miles of the city and in the adjoining county (Ellis)

A total of 2 City of Rice Alderman may be appointed to the Board.

Section 3. Resignations.

(a) Director resignations shall be made in writing and shall take effect immediately upon its receipt by the President or the Administrative Officer. The acceptance of resignation shall not be necessary to make it effective unless expressly so provided by resignation.

(b) Any director who files for elected office shall continue to serve until they have been officially elected to office, at that time their resignation will take effect immediately. They will then be eligible for re-appointment.

2. EDC Board Announcements

- Downtown Status/Review notes from P&Z Workshop: The City Council has informed us that our Pollan property is zoned as commercial, they are going to update us with building and parking requirements.
- Carolina Update
 - a) Groundbreaking Event **Thursday 02/26/2026, members of the Pollan Family Estate will be present. NavCo has been invited. Carolina has purchased all the refreshments for the event and spent \$165 out of our \$200 budget.
 - b) Grants - Carolina is researching a microgrant and also the Richardson Foundation Grant. Mueller Metal Buildings offered to give a discount on materials for the pavilion.
 - c) Business Hub Furniture/Move-in - Carolina has an estimated budget of \$800 out of our allotted \$1,000 for furniture
 - d) Discount Tire site proposal Rolando put together a proposal on behalf of Mark Reynolds to propose a new Discount Tire location to be placed on his property in between Turbo Trucking and Dollar General Market. We are awaiting his and his Realtor's feedback before submitting to Discount Tire Corporate.

3. Discuss and Deliberate Details for Discover Rice

- Networking Event: Thursday May 7th at 6PM
- Educational session - How to utilize SBDC/Market Research for demographic information, such as population and commuter statistics; EDC Announcements: Storefront Improvement Grant/Discover Rice Program
- Pop-up Events to encourage business in downtown (Farmer's Market, empty buildings, etc)

No action was taken; we will discuss Farmer's Market/public events as a way to bring interest to downtown business in more detail.

4. Discuss and Deliberate Financial Statement

- Donna made a motion to accept the Financial Statement. Rolando seconded. Ayes - Brandi, Archa, Sarah, Tristine. Motion passes

5. Discuss and Deliberate Meeting Minutes

- Archa made a motion to accept the Minutes. Donna seconded. Ayes - Sarah, Archa, Brandi, Rolando. Motion passes.

7. Adjourn @ 7:21PM