



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

**Monday, June 22, 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. Archa Cassel
- e. Tristine Slayton
- f. Sarah Farley

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."

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."

3. Prayer

4. Public Forum

Discuss Chapter 380 Agreements

Chapter 380 of the Texas Local Government Code empowers municipalities to offer financial incentives—such as grants, loans, and fee waivers—to stimulate local business and commercial activity. Economic Development Corporation (EDC) boards frequently partner with cities to fund, structure, and administer these agreements using local sales tax revenues. [[1](#), [2](#), [3](#)]

How the Partnership Works

- **City vs. EDC Roles:** While Chapter 380 agreements are legally made between a municipality and a business, cities often utilize funds generated by Type A or Type B EDCs (nonprofit corporations funded by local sales taxes) to fulfill the city's financial obligations under the agreement. [[1](#), [2](#), [3](#)]
- **Types of Incentives:** Agreements can include property tax rebates, infrastructure improvements, permit and fee waivers, or direct cash grants tied to performance metrics. [[1](#), [2](#), [3](#), [4](#)]
- **Performance Requirements:** Incentives are rarely upfront; businesses typically must meet strict benchmarks—such as creating a specific number of jobs, generating a minimum amount of sales tax, or investing a set amount in real property improvements—before receiving funds. [[1](#), [2](#)]
- **Statutory and Reporting Requirements**
Legal Limits: Initial terms generally do not exceed 10 years, though some custom programs or multi-phase projects may stretch longer depending on the specific negotiation. [[1](#), [2](#), [3](#)]
- **Transparency Laws:** Municipalities must report new, renewed, or amended Chapter 380 agreements to the [Texas Comptroller of Public Accounts](#) within 14 days of execution. [[1](#)]
- **Public Database:** All active and historical agreements are legally required to be posted online. You can view, filter, and track specific agreements in your area using the Local Development Agreement Search Database provided by the state.

Strategic Considerations

Because Chapter 380 grants are locally negotiated, EDCs and city councils hold significant flexibility to customize deals that match the strategic vision of the specific community. For deeper insights on how these tools are structured, consult strategic guides like the [Alvarez & Marsal Navigating Texas 380/381 Agreements](#) report. [[1](#), [2](#)]

5. **2026-2027 Budget; continued from meeting 06/08/2026**
 - a. Review current budget and projects
Spreadsheet: <https://docs.google.com/spreadsheets/d/1xSDfqiSjEk-f27HuThH36Fiy5IAVssJjOWz060gZryc/edit?usp=sharing>
 - b. Identify any line items to add or remove

6. **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 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Name

Title