



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

Monday, July 27th, 2026

7:00 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

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

- a) Tonya Roberts has been assigned as the co-signer for our bank account payments. Per our bylaws, the City Administrator and EDC President co-sign.
- b) Soggy Peso will be having a Grand Opening & Back to School community event on August 1st.
- c) Planning & Zoning Public Hearing for Data Center is 7/28 at 6PM, City Council Public Hearing is 8/13 (Regular City Council Meeting)
- d) Carolina Update
 - Discover Rice Facebook Posts
 - Grants updates

2. Discuss and Take Any Action on Current EDC Projects

- a) Our next Networking Event will be planned around October 1st. We will be featuring a Grant Working Workshop.
 - Budget: Food, speakers, advertising?
- b) Plans for GW Pollan Family Park

3. Discuss and take any Action on Line Items for 2027 Fiscal Budget

- a) \$3,000 for website upgrades (then \$820 annually)
- b) Scoreboards for Park – to include space for sponsor logos and a “Donated by the Rice EDC marquis)

* We will finalize our Budget for City Council approval on or before August 24th

4. Discuss and Deliberate Financial Statement
See attached 06/2026

5. Discuss and Deliberate Minutes
See attached 06/26/2026

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



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

**Monday, June 22nd, 2026
7:00 PM
Rice City Hall – Council Chambers
305 N. Dallas Street
Rice, TX 75155**

MINUTES

1. Roll Call

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

2. Prayer

3. Pledge of Allegiance

4. Texas Pledge of Allegiance

5. Public Forum

6. Agenda Items

Tristine made a motion to skip Roll Call, Pledge and Prayer. Donna seconded. Ayes - Rolando, Brandi, Sarah, Archa. Motion passes.

1. EDC Board Announcements

- Tonya Roberts will be the City Administrator as of 07/2026. She will also serve as the EDC Administrator (per our bylaws)
- City of Rice Freedom Fest kickoff parade starts at 6PM (riders line up at 5); Fireworks at 9 – sponsors and donations are still needed
- Carolina Update
 - Discover Rice Facebook Posts
 - a) Carolina has been posting according to our calendar. Topics are all pertaining to new businesses or attracting businesses.
 - Grants updates
 - b) Lowes might be able to donate trash cans, lights or cameras.
 - c) Texas Parks and Wildlife might be able to offer a grant.
 - d) Home Depot might be able to donate other supplies for our green space.
 - e) Atwoods and Tractor Supply will both be reaching out to see if they can help with anything.

2. Discuss Current EDC Projects

- Review Discover Rice Networking Event; ideas for improvements or changes for future networking events
- a) Our next Networking Event will be planned around October 1st. We will be featuring a Grant Working Workshop.
- Additional Project Discussion

3. Discuss and Deliberate Financial Statement

See attached 05/2026

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

4. Discuss and Deliberate Workshop Minutes

See attached: 06/22/2026

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

5. Discuss and Deliberate Meeting Minutes

See attached 04/26/2026

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

7. Adjourn - Meeting adjourned at 7:33pm



**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**

MINUTES

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

3. Prayer

4. Public Forum

5. 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](#)]

6. 2026-2027 Budget; continued from meeting 06/08/2026

a. Review current budget and projects

Spreadsheet: <https://docs.google.com/spreadsheets/d/1xSDfqjSjEkf27HuThH36Fiy5IAVssJjOWz060gZryc/edit?usp=sharing>

b. Identify any line items to add or remove

7. Adjourn - Workshop adjourned at 6:57pm

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

HARMONY BANK
RICE
100 N. MCKINNEY STREET
RICE TX 75155
Tel: (903) 326-4121



Harmony Bank

Better Happens Together

Lost or Stolen ATM/Debit Card 1.844.202.5333
Telephone Banking 1.877.486.9399
www.Harmony.Bank

RICE COMMUNITY ECONOMIC
DEVELOPMENT CORPORATION
PO BOX 97
RICE TX 75155



Statement Date: **06/30/2026**

Contact Us

Branch Name RICE
Phone Number (903) 326-4121
Address 100 N. MCKINNEY STREET
RICE TX 75155
Online Access www.harmony.bank
Telephone Banking (877) 486-9399

Account No.: *****1292 Page: 1

SMALL BUSINESS CHECKING SUMMARY

Type : REG Status : Active

Category	Number	Amount
Balance Forward From 05/29/26		109,945.41
Deposits	1	3,704.86 +
Debits	2	641.70
Ending Balance On 06/30/26		113,008.57
Average Balance (Ledger)	109,785.39 +	

ALL CREDIT ACTIVITY

Date	Type	Amount	Date	Type	Amount	Date	Type	Amount
06/30/26	Deposit	3,704.86						

CHECKS AND OTHER DEBITS

* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
06/17/26	1165	610.00	06/22/26	1166	31.70			

OVERDRAFT FEE SUMMARY

	Total For This Period	Total Year-To-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 05/29/26 was 109,945.41

Date	Balance	Date	Balance	Date	Balance
06/17/26	109,335.41	06/22/26	109,303.71	06/30/26	113,008.57

Continued

19/467/1

HARMONY BANK
RICE
100 N. MCKINNEY STREET
RICE TX 75155
Tel: (903) 326-4121



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Lost or Stolen ATM/Debit Card 1.844.202.5333
Telephone Banking 1.877.486.9399
www.Harmony.Bank

Statement Date: **06/30/2026**

Account No.: *******1292** Page: **2**

This Statement Cycle Reflects 32 Days



RICE COMMUNITY ECONOMIC
Account No. : *****1292
Stmt. Date : 06/30/2026

Bank : 048
Images : 3
Page : 3

IMAGE STATEMENT

HARMONY BANK
CHECKING DEPOSIT

DATE: 6-30-2026

ACCOUNT NAME: EDC Economic Development Corp.

CUSTOMER SIGNATURE: [Signature]

AMOUNT: 3704.86

ACCOUNT NUMBER: 1041292

DEPOSIT TOTAL: \$ 3704.86

AMT: 3,704.86 SEQ: 23200240
CK: DT: 06/30/26 ST: Deposit

RICE COMMUNITY ECONOMIC
Development Corporation

DATE: 6/17/2026

ACCOUNT NAME: City of Rice

CUSTOMER SIGNATURE: [Signature]

AMOUNT: 610.00

ACCOUNT NUMBER: 1165

DEPOSIT TOTAL: \$ 610.00

AMT: 610.00 SEQ: 24000240
CK: 1165 DT: 06/17/26 ST: Paid

RICE COMMUNITY ECONOMIC
Development Corporation

DATE: 6/22/2026

ACCOUNT NAME: City of Rice

CUSTOMER SIGNATURE: [Signature]

AMOUNT: 31.70

ACCOUNT NUMBER: 1166

DEPOSIT TOTAL: \$ 31.70

AMT: 31.70 SEQ: 26600330
CK: 1166 DT: 06/22/26 ST: Paid



Revenue	2026	2027 ESTIMATE
Sales & Property Tax	\$ 52,800.00	\$ 45,000.00
Carry Forward	\$ 149,160.00	\$ 111,000.00
TOTAL REVENUE	\$ 201,960.00	\$ 156,000.00
Expenses		
Contract Labor	\$ 10,000.00	\$ 10,000.00
Office Supplies	\$ 1,500.00	\$ 1,500.00
Printing Supplies	\$ 300.00	Combine with Office
Postage	\$ 250.00	\$ 250.00
Training	\$ 2,500.00	\$ 2,800.00
Electric	\$ 1,200.00	\$ 1,200.00
Audit	\$ 1,000.00	\$ 1,000.00
Legal and Professional	\$ 1,000.00	\$ 4,200.00
Advertising	\$ 1,000.00	\$ 2,000.00
Public & Employee Relations	\$ 5,000.00	\$ 5,000.00
Hardware / Software	\$ 1,000.00	\$ 1,000.00
Property Acquisitions	\$ 70,000.00	\$ -
Business Improvements	\$ 30,000.00	\$ 30,000.00
EDC Reserves	\$ 57,210.00	\$ 72,050.00
Recreational Improvements	\$ 10,000.00	\$ 10,000.00
EDC Property Improvements	\$ 10,000.00	\$ 15,000.00
EDC ADMIN TOTALS	\$ 201,960.00	\$ 156,000.00