



**ROANOKE ECONOMIC AND INDUSTRIAL
DEVELOPMENT CORPORATION
TYPE A & ROANOKE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION TYPE B
JOINT MEETING MINUTES
NOVEMBER 12, 2020
7:00 P.M.**

**ROANOKE CITY HALL
CITY HALL COUNCIL CHAMBERS
500 S. OAK STREET
ROANOKE, TEXAS 76262**

Present:

REIDC Type A: President Kirby Smith; Vice President Robert Balduc; Board Members: Lewis Rice, and David Thompson.

RCEDC Type B: President Jason Kasal; Board Members: Larry Granados, Daniel O'Connell, Victor Molaschi, Dana Loucks, and Richie DeMeglio.

Dept. Staff: City Manager Scott Campbell, Assistant City Manager Cody Petree, and City Secretary April S. Hill

Absent: **REIDC Type A** – Board member David Thompson
RCEDC Type B – Vice President Richard Noon.

A. CALL TO ORDER

The joint meeting was called to order at 7:03 p.m.

President Kirby Smith called the Roanoke Economic and Industrial Development Corporation Type A to order.

President Jason Kasal called the Roanoke Community and Economic Development Corporation Type B to order.

B. APPROVAL OF THE MINUTES

1. Motion made by Lewis Rice second by Robert Balduc to approve the minutes from the regular Roanoke Economic and Industrial Development Corporation Type A meeting held on August 20, 2020.

Motion carried unanimously.



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2. Motion made by Richie DeMeglio second by Daniel O'Connell to approve the minutes from the regular Roanoke Community and Economic Development Corporation Type B meeting held on August 27, 2020.

Motion carried unanimously.

C. NEW BUSINESS

1. Discussion and action regarding the Downtown Christmas light decorations.

City Manager Scott Campbell introduced Mary Jo Tellin, Administrator Special Events, Marketing & Tourism, gave an overview of the proposed Christmas lights and decorations. Mr. Campbell further explained that it is the hope that the REIDC Type A and RCEDC Type B boards would help fund the additional lights and decorations.

RCEDC Type B President Jason Kasal asked if the price would include the lighting of the old water tower.

Mr. Campbell stated that yes, this did include the cost of lighting the water tower.

REIDC Type A Board Member Lewis Rice asked if the lights stay on year round.

Mrs. Tellin stated yes, as they can be changed for whatever event the City has going on.

REIDC Type A President Kirby Smith asked if the labor to do this will be outsourced.

Mrs. Tellin introduced Nichole Weiss, stating that she and her staff will be the ones to decorate the City. Mrs. Telling also introduced Tim Gregory who will install all of the Christmas lighting. Mrs. Tellin further explained that the City currently uses both companies to decorate and light, during the Christmas Holiday.

REIDC Type A President Smith asked if the cost includes the next year's lighting and decorating.

Mrs. Tellin stated yes, it will include all installation and product buy, and maintenance.

RCEDC Type B Board Member Victor Molaschi asked if that would include ongoing maintenance of lighting and decorations.

Mrs. Tellin stated yes, approximately 7% was included in the proposal for maintenance.



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Motion made by Robert Balduc second by Lewis Rice, on behalf of the Roanoke Economic and Industrial Development Corporation Type A and Roanoke Community and Economic Development Corporation Type B boards, to approve moving forward with expenditures for the additional lighting and decorations.

Motion carried unanimously.

2. Discussion of potential future projects.

Mr. Campbell addressed both the REIDC Type A and RCEDC Type B boards, asking for any project ideas they may have.

RCEDC Type B Board Member Victor Molaschi stated that he would like to see the City's Christmas Event grow bigger.

RCEDC Type B Board Member Dana Loucks stated that she likes the stimulus gift card program that was implemented due to the pandemic, and would like to see more programs like this.

Mr. Campbell explained stimulus program, which included \$50 vouchers that sold out quickly.

Assistant City Manager Cody Petree stated that all 400 vouchers sold out in 2 days.

RCEDC Type B Board Member Richie DeMeglio stated that he and friends went to Arkansas recently, a mountain biker's destination, due to the bike trails, which has increased their revenue. Mr. DeMeglio asked if Roanoke could have more trails that would make getting around the city by bicycling or walking easier.

Mr. Campbell stated that we are currently working on Phase I of the Parks Master Tail Plan should be completed soon and should start the process for Phase II very soon.

Assistant City Manager Cody Petree stated that the city has been waiting for TxDOT permits, causing a delay in the progress of Phase I. Mr. Petree further stated that the city has a 5 year plan, such as expanding the Recreation Center in the near future. Mr. Petree encouraged the board members to email any ideas they may have, and staff will research feasibility any ideas.

RCEDC Type B President Jason Kasal asked staff if they currently had a list of project ideas.

Mr. Campbell stated that the Austin Street Plaza has been great, however it is limited due to its size. It has been suggested an amphitheater and an area where it could be located. Mr. Campbell stated that this would be a big draw to the area.

REIDC Type A Board Member Robert Balduc stated that he welcomes the staff's vision on projects.



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RCEDC Type B Board Member Dana Loucks suggested an indoor pool at the Recreation Center.

Mr. Campbell that an indoor pool was reviewed many years ago, without success. However, aquatics will be included in the City's feasibility study for our existing buildings.

RCEDC Type B Board Member Victor Molaschi stated that he wants the city to keep the walkability of downtown in mind with considering projects.

Mr. Campbell stated that at some point we will revisit the use of trolleys on Oak Street and the installation of bollards to close certain areas to block traffic.

Assistant City Manager Cody Petree stated staff has discussed a possible Public Art Events/Projects.

REIDC Type A President Kirby Smith stated he would be interested in an amphitheater and getting quotes on the cost.

Mr. Campbell state this is a good list of ideas to start working on.

RCEDC Type B President Jason Kasal stated that he has sent a couple of ideas to staff recently, it involves expanding parking by purchasing adjoining property to current parking lot. Mr. Kasal further stated that maybe the city could make golf cart parking under the old water tower. Additional ideas would be to build an all-weather outdoor athletic field and parks with actual activities, as opposed to play equipment.

REIDC Type A Board Member Robert Balduc stated that the city has 3 main arteries, Business 114, Oak Street and Hwy 377. Oak Street has been revitalized with economic improvements and Hwy 377 is being widened and should see the same type of improvements. However, Mr. Balduc stated that he would like to hear a plan on how the city intends to clean up and improve Business 114, making it as attractive as Oak Street.

D. EXECUTIVE SESSION

The REIDC Type A and RCEDC Type B will hold a closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

**REIDC Type A and RCEDC Type B CONVENED INTO CLOSED SESSION
AT 7:46 P.M.**

Section 551.072

To deliberate the purchase, exchange, lease, or value of real property.



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Section 551.087

To deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

RECONVENE INTO REGULAR SESSION

The REIDC Type A and RCEDC Type B will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding:

**REIDC Type A and RCEDC Type B RECONVENED INTO REGULAR SESSION
AT 8:53 P.M.**

1. **Sections 551.072 of the TEXAS GOVERNMENT CODE** to deliberate the purchase, exchange, lease, or value of real property.

Roanoke Economic and Industrial Development Corporation Type A

Motion made by Lewis Rice and second by Robert Balduc to authorize the City Manager to execute a real estate sales contract and all documents necessary to acquire the approximately 0.463 acre tract of land on the terms as discussed executive session.

Motion carried unanimously.

Roanoke Community and Economic Development Corporation Type B

Motion made by Richie DeMeglio second by Victor Molaschi to authorize the City Manager to execute a real estate sales contract and all documents necessary to acquire the approximately 0.463 acre tract of land on the terms as discussed executive session.

Motion carried unanimously.

2. **Sections 551.087 of the TEXAS GOVERNMENT CODE** to deliberate commercial or financial information the City has received from a business prospect, and to deliberate the offer of a financial or other incentive to a business prospect.

Roanoke Economic and Industrial Development Corporation Type A

Motion made by Robert Balduc and second by Lewis Rice to approve a Chapter 380 Economic Development Program Agreement with Mr. Jo Sprint & Coffee as discussed in executive session, with the addition of language requiring submitting for building permits within 9 months of effective date.

Motion carried unanimously.

Roanoke Community and Economic Development Corporation Type B

Motion made by Daniel O'Connell second by Dana Loucks to approve a Chapter 380 Economic Development Program Agreement with Mr. Jo Sprint & Coffee as



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discussed in executive session, with the addition of language requiring submitting for building permits within 9 months of effective date.
Motion carried unanimously.

E. ADJOURNMENT

Roanoke Economic and Industrial Development Corporation Type A

Motion made by Lewis Rice second by Robert Balduc to adjourn the joint meeting at 8:57 p.m.

Motion carried unanimously.

Roanoke Community and Economic Development Corporation Type B

Motion made by Richie DeMeglio second by Larry Granados to adjourn the joint meeting at 8:57 p.m.

Motion carried unanimously.

Kirby Smith, President

Roanoke Economic and Industrial Development Corporation Type A

Jason Kasal, President

Roanoke Community and Economic Development Corporation Type B

April S. Hill, City Secretary