

Ernie Adams, Board Member
Jason Kasal, Board Member



David Thompson, President

Lewis Rice, Vice President
Hector Ojeah, Board Member

**ROANOKE ECONOMIC AND INDUSTRIAL
DEVELOPMENT CORPORATION
TYPE A AGENDA
AUGUST 11, 2025
7:00 PM
500 S. OAK STREET
ROANOKE, TEXAS 76262**

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the REIDC Type A Board on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Roanoke Economic and Industrial Development Corporation Type A meeting held on February 18, 2025.

D. NEW BUSINESS

1. Public hearing on the proposed FY 2025-2026 Roanoke Economic and Industrial Development Corporation (REIDC Type A) Budget and proposed projects for the 2025-2026 Fiscal Year.
2. Consideration and action on approval of the FY 2025-2026 Roanoke Economic and Industrial Development Corporation (REIDC Type A) Budget and authorize the expenditure of funds for proposed projects identified for Fiscal Year 2025-2026.
3. Discussion on current and future projects.



AGENDA FOR THE REGULAR MEETING
OF THE REIDC TYPE A

August 11, 2025
Page 2 of 2

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Thursday, August 7, 2025, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests



AGENDA ITEM

TO: REIDC Type A Board Members

SUBJECT: 02/18/2025 - REIDC Type A Minutes

MEETING DATE: August 11, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Roanoke Economic and Industrial Development Corporation Type A meeting held on February 18, 2025.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. 4AMin 02-18-2025

Jason Kasal, Board Member
Ernie Adams, Board Member



Lewis Rice, Vice President
Hector Ojeah, Board Member

**ROANOKE ECONOMIC AND INDUSTRIAL
DEVELOPMENT CORPORATION
TYPE A MINUTES
FEBRUARY 18, 2025
7:00 P.M.**

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

Present: President David Thompson; Vice President Lewis Rice; Board Members: Jason Kasal, and Ernie Adams. City Manager Cody Petree and City Secretary April S. Hill.

Dept. Staff: Assistant City Manager Jeriahme Miller.

Absent: Board member Hector Ojeah.

A. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

B. PUBLIC INPUT

No one wished to speak.

C. PRESENTATION

1. Economic Development Manager, Siale Langi, gave an update on recent and upcoming developments, new businesses, and other updates regarding economic development within the city.

D. APPROVAL OF THE MINUTES

1. Motion made by Lewis Rice second by Ernie Adams to approve the minutes from the regular Roanoke Economic and Industrial Development Corporation Type A (REIDC Type A) meeting held on August 12, 2024.
Motion carried unanimously.



**MINUTES FOR THE REGULAR MEETING
OF THE ROANOKE ECONOMIC AND
INDUSTRIAL DEVELOPMENT
CORPORATION TYPE A**

**February 18, 2025
Page 2**

E. NEW BUSINESS

1. Motion made by Lewis Rice second by Ernie Adams to elect David Thompson as President to the Roanoke Economic and Industrial Development Corporation Type A.

Motion carried unanimously.

2. Motion made by David Thompson second by Ernie Adams to elect Lewis Rice as Vice President.

Motion carried unanimously.

3. Motion made by Lewis Rice second by Ernie Adams to approve a Chapter 380 Economic Development Program Agreement and Performance Agreement by and between the City of Roanoke, Roanoke Economic and Industrial Development Corporation Type A, and Southfork Concepts.

Motion carried unanimously.

4. Motion made by Ernie Adams second by Lewis Rice to approve a Performance Agreement by and between the Roanoke Economic and Industrial Development Corporation Type A and Moon Financial, contingent on a minimum of \$700,000 be spent in facility upgrades to receive rebate.

Motion carried unanimously.

5. Motion made by Ernie Adams second by Lewis Rice to approve a budget amendment, Option 1, in an amount not to exceed \$1.3 million, to begin the construction of the downtown signage study (archway and secondary signage).

Motion carried unanimously.

6. Motion made by Jason Kasal second by Lewis Rice to approve Resolution No. 2025-103R authorizing the execution of a real estate sales contract and any and all documents necessary for the conveyance of an approximately .30-acre tract of land located at 313 S. Walnut Street, in an amount not to exceed \$425,000.

Motion carried unanimously.

F. ADJOURNMENT

Motion made by Jason Kasal second by Ernie Adams to adjourn the meeting at 7:02 p.m.

Motion carried unanimously.

David Thompson, President

April S. Hill, City Secretary



AGENDA ITEM

TO: REIDC Type A Board Members

SUBJECT: PH Notice - REIDC Type A FY2025-2026 Budget

MEETING DATE: August 11, 2025

DEPARTMENT: City Secretary

ITEM SUMMARY:

Public hearing on the proposed FY 2025-2026 Roanoke Economic and Industrial Development Corporation (REIDC Type A) Budget and proposed projects for the 2025-2026 Fiscal Year.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH - REIDC Type A - FY 2025-2026 Budget



City of Roanoke Notice of Public Hearing

CITY OF ROANOKE NOTICE OF PUBLIC HEARING

THE ROANOKE ECONOMIC AND INDUSTRIAL DEVELOPMENT CORPORATION ("REIDC") TYPE A WILL HOLD A PUBLIC HEARING ON MONDAY, AUGUST 11, 2025, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS – 2ND FLOOR OF ROANOKE CITY HALL LOCATED AT 500 S. OAK STREET, ROANOKE, TEXAS. THE PURPOSE OF THIS PUBLIC HEARING WILL BE TO HEAR PUBLIC COMMENTS FOR CONSIDERATION OF THE PROPOSED REIDC TYPE A BUDGET FOR FISCAL YEAR 2025-2026.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, July 25, 2025, by 5:00 p.m.


April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

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AGENDA ITEM

TO: REIDC Type A Board Members

SUBJECT: FY2025-2026 - REIDC Type A Budget

MEETING DATE: August 11, 2025

DEPARTMENT: Finance

ITEM SUMMARY:

Consideration and action on approval of the FY 2025-2026 Roanoke Economic and Industrial Development Corporation (REIDC Type A) Budget and authorize the expenditure of funds for proposed projects identified for Fiscal Year 2025-2026.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. REIDC Budget Summary

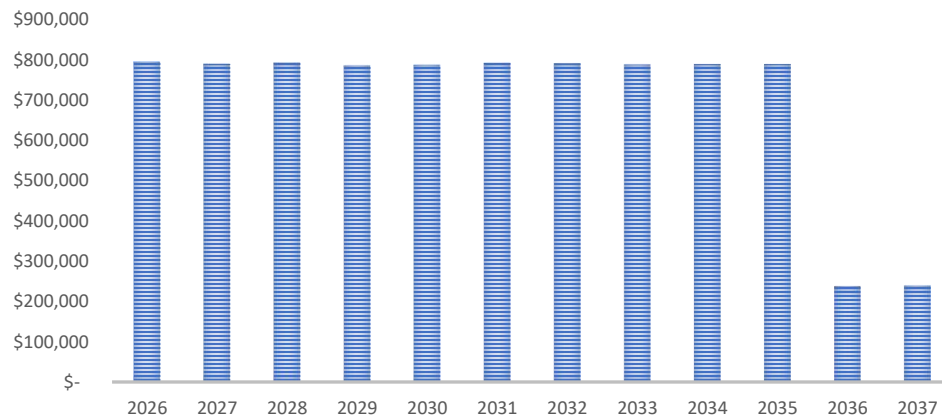
Economic/Industrial Development Corporation FY26 Operating Summary

	FY24 Actual	FY25 Budget	FY25 Projected	FY26 Proposed	FY27 Projected	FY28 Projected	FY29 Projected	FY30 Projected
Beginning Balance	\$ 13,832,904	\$ 12,877,286	\$ 12,877,286	\$ 11,263,840	\$ 1,445,276	\$ 1,445,693	\$ 1,455,409	\$ 1,467,325
4A Sales Tax (1/2 Cent)	\$ 6,463,941	\$ 6,373,442	\$ 6,617,818	\$ 6,815,300	\$ 6,985,683	\$ 7,160,325	\$ 7,410,936	\$ 7,670,319
Sales Tax Audit (One-Time Revenue)	\$ -	\$ -	\$ 940,540	\$ -	\$ -	\$ -	\$ -	\$ -
Interest and Rental Income	\$ 665,184	\$ 200,000	\$ 223,785	\$ 210,000	\$ 212,550	\$ 215,177	\$ 217,882	\$ 220,668
Grand Total Revenues	\$ 7,129,125	\$ 6,573,442	\$ 7,782,143	\$ 7,025,300	\$ 7,198,233	\$ 7,375,501	\$ 7,628,818	\$ 7,890,987
Capital Improvements	\$ 1,193,732	\$ 1,738,107	\$ 2,133,727	\$ 9,728,000	\$ -	\$ -	\$ -	\$ -
Parks Personnel & Operations	\$ 2,180,000	\$ 3,810,000	\$ 3,710,000	\$ 3,955,000	\$ 4,160,000	\$ 4,250,000	\$ 4,430,000	\$ 4,600,000
Special Events	\$ 1,314,971	\$ 1,000,000	\$ 1,000,000	\$ 1,050,000	\$ 1,100,000	\$ 1,150,000	\$ 1,200,000	\$ 1,250,000
Debt Service	\$ 1,509,297	\$ 792,395	\$ 792,295	\$ 795,215	\$ 789,963	\$ 793,750	\$ 786,153	\$ 787,743
Parks Facility & Equipment Maintenance	\$ 1,273,794	\$ 437,628	\$ 350,000	\$ 352,928	\$ 302,765	\$ 308,820	\$ 314,996	\$ 321,296
Sales Tax Rebates	\$ 320,437	\$ 332,046	\$ 300,000	\$ 345,221	\$ 353,851	\$ 362,698	\$ 375,392	\$ 388,531
Parks Field Maintenance	\$ 212,586	\$ 300,000	\$ 260,000	\$ 300,000	\$ 306,000	\$ 312,120	\$ 318,362	\$ 324,730
Economic Development	\$ -	\$ 250,000	\$ 250,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Promotional	\$ 12,934	\$ 187,067	\$ 187,067	\$ 100,000	\$ 101,500	\$ 103,023	\$ 104,568	\$ 106,136
Advertising	\$ 51,992	\$ 75,000	\$ 25,000	\$ 75,000	\$ 76,125	\$ 77,648	\$ 79,589	\$ 81,976
Vehicles & Equipment	\$ -	\$ 493,754	\$ 370,000	\$ 35,000	\$ -	\$ -	\$ -	\$ -
Dues & Subscriptions	\$ 15,000	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,613	\$ 7,727	\$ 7,843	\$ 7,960
Supplies	\$ -	\$ 8,873	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total Revenues	\$ 8,084,743	\$ 9,432,370	\$ 9,395,589	\$ 16,843,864	\$ 7,197,816	\$ 7,365,784	\$ 7,616,902	\$ 7,868,372
Ending Balance	\$ 12,877,286	\$ 10,018,359	\$ 11,263,840	\$ 1,445,276	\$ 1,445,693	\$ 1,455,409	\$ 1,467,325	\$ 1,489,939

Starting Fund Balance	\$ 11,263,840	\$ 1,445,276	\$ 1,445,693	\$ 1,455,409	\$ 1,467,325
Ongoing Revenues	\$ 7,025,300	\$ 7,198,233	\$ 7,375,501	\$ 7,628,818	\$ 7,890,987
Ongoing Expenses	\$ 6,924,764	\$ 7,197,816	\$ 7,365,784	\$ 7,616,902	\$ 7,868,372
Operating Balance	\$ 100,536	\$ 416	\$ 9,717	\$ 11,915	\$ 22,615
Planned use of Fund Balance	\$ (9,919,100)	\$ -	\$ -	\$ -	\$ -
<i>Capital Project - Hotel/CC Design</i>	<i>\$ (8,100,000)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Capital Project - Downtown Signage</i>	<i>\$ (1,200,000)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Capital Project - Corner Park Renovation</i>	<i>\$ (175,000)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Capital Project - Cannon Park Pavilion</i>	<i>\$ (128,000)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>Capital Project - Sr. Center Restrooms</i>	<i>\$ (125,000)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>One-Time Cost - Basketball Lift Controls</i>	<i>\$ (8,600)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>One-Time Cost - Picnic Tables</i>	<i>\$ (10,500)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>One-Time Cost - Fitness Equipment</i>	<i>\$ (12,500)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>One-Time Cost - Gym Track Painting</i>	<i>\$ (8,000)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>One-Time Cost - Ice Machine</i>	<i>\$ (6,500)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>One-Time Cost - Furniture/Fixtures</i>	<i>\$ (10,000)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>One-Time Cost - Oak Street Market Study</i>	<i>\$ (100,000)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
<i>One-Time Cost - Floor Scrubber</i>	<i>\$ (35,000)</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>
Ending Fund Balance	\$ 1,445,276	\$ 1,445,693	\$ 1,455,409	\$ 1,467,325	\$ 1,489,939
Operating Reserve	\$ 1,138,317	\$ 1,183,203	\$ 1,210,814	\$ 1,252,094	\$ 1,293,431
Available Balance	\$ 306,959	\$ 262,490	\$ 244,596	\$ 215,231	\$ 196,508

	2017 CO's		2018 Stax Ref.		Total Debt Service		
	Principal	Interest	Principal	Interest	Principal	Interest	Total Debt
2026	\$ 155,000	\$ 90,200	\$ 365,000	\$ 185,015	\$ 520,000	\$ 275,215	\$ 795,215
2027	\$ 160,000	\$ 84,000	\$ 375,000	\$ 170,963	\$ 535,000	\$ 254,963	\$ 789,963
2028	\$ 165,000	\$ 77,600	\$ 395,000	\$ 156,150	\$ 560,000	\$ 233,750	\$ 793,750
2029	\$ 165,000	\$ 71,000	\$ 410,000	\$ 140,153	\$ 575,000	\$ 211,153	\$ 786,153
2030	\$ 175,000	\$ 64,400	\$ 425,000	\$ 123,343	\$ 600,000	\$ 187,743	\$ 787,743
2031	\$ 185,000	\$ 57,400	\$ 445,000	\$ 105,705	\$ 630,000	\$ 163,105	\$ 793,105
2032	\$ 190,000	\$ 50,000	\$ 465,000	\$ 86,348	\$ 655,000	\$ 136,348	\$ 791,348
2033	\$ 195,000	\$ 42,400	\$ 485,000	\$ 66,120	\$ 680,000	\$ 108,520	\$ 788,520
2034	\$ 205,000	\$ 34,600	\$ 505,000	\$ 45,023	\$ 710,000	\$ 79,623	\$ 789,623
2035	\$ 210,000	\$ 26,400	\$ 530,000	\$ 23,055	\$ 740,000	\$ 49,455	\$ 789,455
2036	\$ 220,000	\$ 18,000	\$ -	\$ -	\$ 220,000	\$ 18,000	\$ 238,000
2037	\$ 230,000	\$ 9,200	\$ -	\$ -	\$ 230,000	\$ 9,200	\$ 239,200
	\$ 2,255,000	\$ 625,200	\$ 4,400,000	\$ 1,101,873	\$ 6,655,000	\$ 1,727,073	\$ 8,382,073

DEBT SERVICE





AGENDA ITEM

TO: REIDC Type A Board Members

SUBJECT: Discussion on current and future projects

MEETING DATE: August 11, 2025

DEPARTMENT: City Manager

ITEM SUMMARY:

Discussion on current and future projects.

INFORMATION:**STAFF RECOMMENDATION:****SPECIAL CONSIDERATION:****FINANCIAL CONSIDERATION:****ATTACHMENTS:**

None