



**CITY OF ROANOKE AGENDA  
CITY COUNCIL  
ROANOKE ECONOMIC & INDUSTRIAL DEVELOPMENT CORPORATION TYPE A  
ROANOKE COMMUNITY & ECONOMIC DEVELOPMENT CORPORATION TYPE B  
JOINT MEETING MINUTES  
JUNE 22, 2021  
8:00 P.M.**

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

**Present:**

**CITY COUNCIL:** Mayor Carl E. Gierisch, Jr.; Mayor Pro Tem Holly Gray-Moore; Council Members: Brian Darby, David Thompson, Hogan Page, Bryan Moyers, and David Brundage.

**REIDC Type A:** President David Thompson; Board Members: Helen Ward, Lewis Rice, and Jason Newton.

**RCEDC Type B:** President Jason Kasal; Vice President Richard Noon; Board Members: Larry Granados, Angie Grimm, Richie DeMeglio, Victor Molaschi, and Dana Loucks.

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

**Absent:** **REIDC Type A** – Vice President Robert Balduc.

**A. CALL TO ORDER**

The joint meeting was called to order.

Mayor Gierisch called the City Council to order at 8:08 p.m.

President David Thompson called the Roanoke Economic and Industrial Development Corporation Type A to order at 8:09 p.m.

President Jason Kasal called the Roanoke Community and Economic Development Corporation Type B to order at 8:09 p.m.

**B. PRESENTATION**



MINUTES FOR THE JOINT MEETING  
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1. The North Texas Hotel Development Group, LLC gave a presentation and update of the hotel and conference center project.

**C. EXECUTIVE SESSION**

The City Council, 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:

**CITY COUNCIL CONVENED INTO CLOSED SESSION AT 9:00 P.M.  
REIDC TYPE A CONVENED INTO CLOSED SESSION AT 9:00 P.M.  
AND RCEDC TYPE B CONVENED INTO CLOSED SESSION AT 9:00 P.M.**

**Sections 551.071 and 551.087**

Consultation with City Attorney to receive legal advice, and to discuss or deliberate regarding commercial or financial information that the City of Roanoke has received from a business prospect and to deliberate the offer of a financial or other incentive to the business prospect -

- (1) Chapter 380 Economic Development Program Agreement and Performance Agreement by and between the City, the Type A economic development corporation, the Type B economic development corporation, and W.W. Grainger, Inc.
- (2) Predevelopment Loan and Performance Agreement by and between the Type A economic development corporation, the Type B economic development corporation, North Texas Hotel Development Group, LLC, and Community Finance Corporation.
- (3) Fourth Amendment to Chapter 380 Economic Development Program Agreement and Performance Agreement by and between the City, the Type A economic development corporation, the Type B economic development corporation, Integrity Retirement Group, LLC, and Enclave Roanoke City Centre, LP.

**RECONVENE INTO REGULAR SESSION**

The City Council, 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.

**CITY COUNCIL RECONVENED INTO REGULAR SESSION AT 10:16 P.M.  
REIDC TYPE A RECONVENED INTO REGULAR SESSION AT 10:16 P.M.  
AND RCEDC TYPE B RECONVENED INTO REGULAR SESSION AT 10:17 P.M.**

**D. TYPE A CORPORATION**

1. Motion made by Jason Newton second by Lewis Rice to approve a Chapter 380 and Performance Agreement with W.W. Grainger, Inc. on the terms as discussed in executive session.



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Motion carried unanimously.

2. Motion made by Lewis Rice second by Jason Newton to approve a Predevelopment Loan and Performance Agreement with North Texas Hotel Development Group, LLC, and Community Finance Corporation on the terms as discussed in executive session.

Motion carried unanimously.

3. Motion made by Jason Newton second by Lewis Rice to approve a Fourth Amendment to Chapter 380 Economic Development Program Agreement and Performance Agreement by and between the City, the Type A economic development corporation, the Type B economic development corporation, Integrity Retirement Group, LLC, and Enclave Roanoke City Centre, LP.

Motion carried unanimously.

**E. TYPE B CORPORATION**

1. Motion made by Richie DeMeglio second by Victor Molaschi a Chapter 380 and Performance Agreement with W.W. Grainger, Inc. on the terms as discussed in executive session.

Motion carried unanimously.

2. Public hearing on a Predevelopment Loan and Performance Agreement by and between the Type A economic development corporation, the Type B economic development corporation, North Texas Hotel Development Group, LLC, and Community Finance Corporation.

**Public hearing started at 10:20 p.m.**

No one wished to speak.

**Public hearing ended at 10:20 p.m.**

3. Motion made by Richard Noon second by Larry Granados to approve a Predevelopment Loan and Performance Agreement with North Texas Hotel Development Group, LLC, and Community Finance Corporation on the terms as discussed in executive session.

Motion carried unanimously.

4. Motion made by Dana Loucks second by Victor Molaschi to approve a Fourth Amendment to Chapter 380 Economic Development Program Agreement and Performance Agreement by and between the City, the Type A economic development corporation, the Type B economic development corporation, Integrity Retirement Group, LLC, and Enclave Roanoke City Centre, LP.

Motion carried unanimously.



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**F. CITY COUNCIL**

1. Motion made by Holly Gray-Moore second by Bryan Moyers to approve a Chapter 380 and Performance Agreement with W.W. Grainger, Inc. on the terms as discussed in executive session.

Motion carried unanimously.

2. Mayor Gierisch conducted the first reading of Resolution No. 2021-107R to approve a Predevelopment Loan and Performance Agreement by and between the Type A economic development corporation, the Type B economic development corporation, North Texas Hotel Development Group, LLC, and Community Finance Corporation.

3. Mayor Gierisch conducted the second reading of Resolution No. 2021-107R and a motion was made by Holly Gray-Moore seconded by David Thompson to approve Resolution No. 2021-107R approving a Predevelopment Loan and Performance Agreement with North Texas Hotel Development Group, LLC, and Community Finance Corporation on the terms as discussed in executive session.

Motion carried unanimously.

4. Motion made by Holly Gray-Moore second by David Thompson to approve a Fourth Amendment to Chapter 380 Economic Development Program Agreement and Performance Agreement by and between the City, the Type A economic development corporation, the Type B economic development corporation, Integrity Retirement Group, LLC, and Enclave Roanoke City Centre, LP.

Motion carried unanimously.

**G. ADJOURNMENT**

**City Council**

Motion made by Holly Gray-Moore second by Brian Darby to adjourn the joint meeting at 10:24 p.m.

Motion carried unanimously.

**Roanoke Economic and Industrial Development Corporation Type A**

Motion made by Lewis Rice second by Jason Newton to adjourn the joint meeting at 10:24 p.m.

Motion carried unanimously.

**Roanoke Community and Economic Development Corporation Type B**

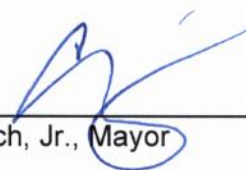
Motion made by Angie Grimm second by Richie DeMeglio to adjourn the joint meeting at 10:24p.m.

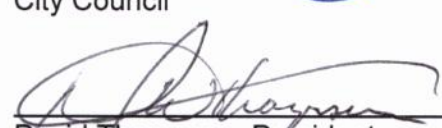
Motion carried unanimously.

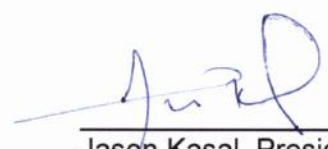


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Carl E. Gierisch, Jr., Mayor  
City Council

  
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David Thompson, President  
Roanoke Economic and Industrial Development Corporation Type A

  
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Jason Kasal, President  
Roanoke Community and Economic Development Corporation Type B

  
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April S. Hill, City Secretary