



**Joint Meeting of the
Oak Point Economic Development Corporation
and Municipal Development District**

**Oak Point City Hall
100 Naylor Road
Oak Point, Texas 75068**

Tuesday, August 10, 2021 -- 6:00 P.M

1. Call to order, roll call, and announce a quorum is present.

President Armstrong called the meeting to order at 6:05 p.m. with the following roll call:

Deborah Armstrong	President	Present
James Hankins	Vice President	Present
Scott Dufford	Council Liaison	Present
Lou Americo	Director	Present
Jacob Paredes	Director	Absent
Don Lindemann	Director	Present
Kevin Tam	Director	Present

City staff present:

Stephen Ashley	City Manager
Jennifer Henry	Court Clerk/Administrative Assistant

And with a quorum present the following items were addressed:

2. Pledge of Allegiance and Pledge to the Texas Flag.

President Armstrong led the Pledge of Allegiance and the Pledge to the Texas Flag.

3. Discuss and presentation from the Standridge Group. (Armstrong/Standridge)

President Armstrong moved item 13 of the August 10, 2021 Agenda to allow discussion from the Standridge Group. All other Agenda items were moved as well and recorded below.

Keeson Martin & Erick Cannon gave a handout to EDC Members and spoke on potential development projects and the desire for the Standridge Group to partner with the City. City Manager Ashley explained TIRZ Vs. PIDs Vs. TIFDs. President Armstrong expressed that the look of any projects going forward would need to be cohesive to the look and feel that the EDC is trying to create. Vice President Hankins brought up having more green space and patio areas when developing.

4. Consider and act upon the minutes from the July 13, 2021 Regular Meeting of the Oak Point Economic Development Corporation.

Council Liaison Dufford made a motion to approve the minutes of the July 13, 2021 regular meeting; motion seconded by Vice President Hankins.

Motion Passed 6-0

5. Review and discuss a financial report of the Oak Point Municipal Development District. (Ashley)

City Manager Ashley presented the financial report and answered questions. Council Liaison Dufford asked about changes to the City Website and who would make changes and updates.

6. Discuss and approve the FY2021-2022 Economic Development Corporation budget.

City Manager Ashley explained the proposed 2021-2022 budget. A new staff support position is being created with an approximate \$45,000 salary. The position would be funded half from EDC/MDD and half

they will be passed along to Board Members for review. Another Zoom meeting will be set up for presentation and discussion during an upcoming EDC Meeting. Before ending the presentation Council Liaison Dufford asked at what point could the Board get an estimated cost. Jeff Frank explained that without a concept and knowing what materials are involved, there is not a way to estimate cost. Once the Board has chosen a design, Corbin Design would send the final selections to the fabricator and from there estimates could be provided.

7. Discussion on TIRZ.

City Manager Ashley explained how the city could use revenue and pay as you go Vs. incurring debit, also that the TIRZ would be reinvested back into the TIRZ area. If a study on the Commercial Corridor is approved, the Board would like to seek guidance from the consultants regarding implementation of a TIRZ district.

8. Discussion on RFQ for Commercial Corridor.

The Board discussed the RFQ and the need to develop a concept plan along the 720 commercial corridor. The Board agreed to have City Manager Ashley send out the RFQ to several Engineering firms to gather quotes. The impact of TIRZ will be added to the RFQ.

9. Discussion on job description for the new Staff Support position.

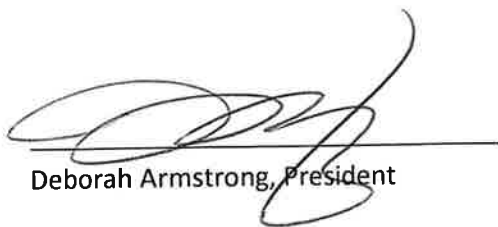
President Armstrong expressed that the job description was geared more towards the administrative side of the EDC. Armstrong also expressed the need for someone that has experience with Developers and moving projects forward. Due to a limited salary, the Board agreed to move forward with the job description and revisit at a later date if the need arose.

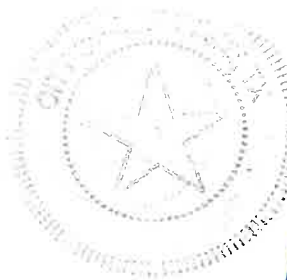
10. Discuss possible topics to include on agendas of future meetings and the date of the next Economic Development Corporation meeting.

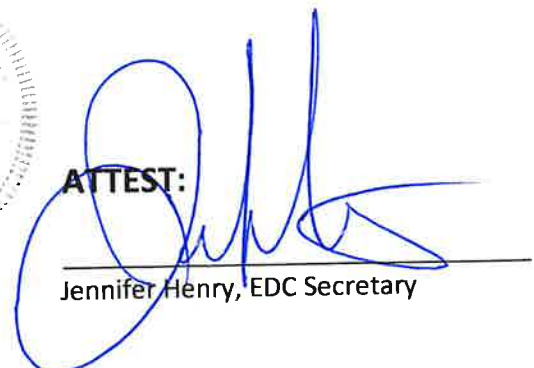
Corbin Updates
Trade Show Updates
Removal of Director Paredes

11. Adjourn.

President Armstrong adjourned the EDC meeting at 8:00 p.m.


Deborah Armstrong, President



ATTEST:

Jennifer Henry, EDC Secretary