



ECONOMIC DEVELOPMENT CORPORATION

Meeting Agenda

**Joint Meeting of the
Oak Point Economic Development Corporation and the
Oak Point City Council**

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

Tuesday January 11, 2022 -- 6:00 P.M.

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

- City Council (Meek)
- EDC (Armstrong)

2. Pledge of Allegiance and Pledge to the Texas Flag (Armstrong)

3. Public Input (Armstrong)

This agenda item provides an opportunity for citizens to address the Economic Development Corporation on any matter that is not posted on the agenda, as well as specific agenda items. The EDC will hear comments on specific agenda items that are listed as public hearings prior to the EDC addressing those items. The EDC is not permitted to take action or engage in any discussion on presentations or inquiries concerning an item not listed on the agenda. However, in accordance with Section 551.042 of the Government Code, a representative of City staff or the EDC may respond with either a statement of specific factual information relating to the inquiry or a recitation of existing policy in response to the inquiry.

4. Workshop to discuss future goals, vision, and economic development projects for the City of Oak Point.

5. Adjourn City Council. (Meek)

6. Consider and act upon the minutes from the December 14, 2021, Regular Meeting of the Oak Point Economic Development Corporation. (Armstrong)

7. Consider and act on proposal from Catalyst/Half Associates for Commercial Corridor Plan. (Ashley)

8. Consider and act on exhibiting and/or attending the ICSC Red River Conference February 1-3, 2022. (Ashley)

9. Discuss Corbin update. (Armstrong)

10. Discuss, consider, and act on sign budget. (Armstrong)

11. Discuss a screening wall along Yacht Club Road at Crescent Oaks. (Hankins)

12. Future Agenda Items. (Armstrong)

13. Adjourn EDC. (Armstrong)

The Economic Development Corporation of the City of Oak Point, Texas, reserves the right to meet in a Closed Session on any item listed on this Agenda should the need arise, pursuant to authorization by Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), 418.183 (homeland security).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact City Hall at (972) 294-2312 or FAX (972) 294-1619 for further information.

CERTIFICATION:

I do hereby certify that this Notice of public meeting was posted on the outside bulletin board at the Oak Point City Hall, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m. on the 7th day of January, 2022.


Joni Vaughn, City Secretary

This notice was removed at _____ a.m./p.m. on the _____ day of _____, 2022.

Joni Vaughn, City Secretary



NOTE: It is possible a quorum of Oak Point Council Members could be present, but the City Council will not act on any issues.

Meeting Minutes

Oak Point Economic Development Corporation

Oak Point City Hall

100 Naylor Road

Oak Point, Texas 75068

Tuesday, December 14, 2021 -- 6:00 P.M



OAK POINT

ECONOMIC DEVELOPMENT CORPORATION

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

President Armstrong called the meeting to order at 6:02 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
Debbie Peterman	Director	Present
Don Lindemann	Director	Present
Kevin Tam	Director	Present

City staff present:

Stephen Ashley	City Manager
Jennifer Henry	Court Clerk/Administrative Assistant

City Council present:

David McBeth

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. Public Input.

No public input.

4. Consider and act upon the minutes from the December 14, 2021 Meeting of the Oak Point Economic Development Corporation.

Council Liaison Dufford made a motion to approve the minutes of the December 14, 2021 Meeting of the Oak Point Economic Development Corporation; motion seconded by Director Tam.

Motion Passed 7-0

5. Review and discuss a financial report of the Oak Point Economic Development Corporation.

City Manager Ashley presented the financial report and answered questions.

6. Discussion, and update from Corbin Design.

Jeff Frank & Moira O'Polka joined in attendance via Zoom. All attendees of the Board and staff introduced themselves. Council Member David McBeth & John Lusk were also in attendance. Jeff & Moira gave a presentation based on previous discussions with the board. 3 concepts were presented with a 3rd alternative. Each rendering could be scaled larger or smaller depending on the direction the EDC decided on. Natural colors and stone columns were the theme through out each concept with matching wayfinding and park signs. Price and budget were discussed as well. The estimate given was between \$110,000-\$150,000 for 2 park signs, 2 welcome signs, 5 wayfinding signs and 1 monument sign. The Board asked Corbin to send an itemized breakdown for the project. The Board also decided to defer action pending itemized cost breakdown and further discussion.

7. Discussion, consider & act on RFQ received from Half.

City Manager Ashley recommended presenting the RFQ to City Council for approval to obtain a proposal from Halff. Vice President Hankins made a motion to present the RFQ to City Council for approval to obtain a proposal from Halff; motion seconded by President Armstrong.

Motion Passed 7-0

8. Discussion regarding Starbucks

City Manager Ashley gave the Board an update on the Starbucks. A lease was signed for the property on FM 720 next to the 7-11, the proposed concept plans still needs review, and the Board wanted to be certain that the “look & continuity” fit well with other city architecture.

9. Discussion, consider & act on Wayfinding/Monument Sign budgets

Budget was discussed during the Corbin Design Presentation-Corbin Design will provide an itemized breakdown for the project. The Board also decided to defer action pending itemized cost breakdown and further discussion.

10. Discuss Quarterly joint EDC/Council Meeting dates.

The first joint EDC/Council meeting will be January 11, 2022 with the second meeting tentatively being April 12, 2022. Vice Present Hankins **mentioned a screen structure for the Crescent Oaks property off Naylor Road to make the area more aesthetically pleasing** Vice President Hankins suggested that that City Council consider the expansion of City Hall and other needs that the city may have in the near future.

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

Corbin Follow up

City Topics/what does the city need to be successful

Budget on signs

General update on City development and new projects including McCormick & Martingale

12. Adjourn.

President Armstrong adjourned the EDC meeting at 7:53 p.m.

Deborah Armstrong, President

ATTEST:

Jennifer Henry, EDC Secretary



ICSC@RED RIVER

February 1-3, 2022

Kay Bailey Hutchison Convention Center
Dallas, Texas United States



Create connections and catalyze deals with the innovators, dealmakers and changemakers driving the marketplaces industry forward in your region. Advance your business goals and experience the latest trends shaping the spaces where consumers shop, dine, work, play and gather.

Save Up to \$200 with the Advance rate!

Registration Fees*

Register at the Advance Rate (ends January 18, 2022)

Member • **\$450**

Non-member • **\$900**

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Student Member • **\$50**

Standard Rate (Registration closes January 27, 2022)

Member • **\$550**

Non-member • **\$1,100**

Retailer Member • **\$0**

Student Member • **\$50**

*All cancellations are subject to a \$100 cancellation fee for members and non-members; \$25 for student members. Refunds will not be given for cancellations received after **January 27, 2022**. All requests for refunds must be received by ICSC in writing.

Hotel Reservations

In partnership with onPeak, ICSC's official hotel provider, we are offering discounted rates at select hotels. Hotel reservations for ICSC@RED RIVER will close January 10.

[Book Hotel](#)

Exhibitor Information

Direct all exhibitor inquiries to Carlos Baudett.

All live ICSC events will require proof of full vaccination or negative COVID-19 test within 48 hours of entry. Upon registration, attendees will receive instructions on how to submit proof of vaccination or test results prior to attendance. There will be no on-site registration for ICSC@REDRIVER.

ICSC is committed to bringing our event attendees together safely and with the proper health precautions in place. We continue to follow guidelines and recommendations by the Centers for Disease Control (CDC) and state and local governments on public events and gatherings.

Given the extremely contagious nature of COVID-19 and the fact that it is primarily transmitted by person-to-person contact, ICSC has put several preventative measures in place to help reduce its spread. However, ICSC cannot guarantee that event attendees, exhibitors, vendors, or other participants will not become

infected with COVID-19, and by voluntarily attending an ICSC event, you accept and assume the risk of possible exposure or contraction of the same.

Read ICSC's Event Terms and Conditions for more information here.

Follow us for the latest event news and updates.



About this event series

The ICSC@ event series is our signature regional two- to three-day gatherings of innovators and dealmakers, who are dedicated to strengthening communities and economies by bringing the spaces where consumers shop, dine, work, play and gather to life.

Details

Questions?

For more information, please call +1 844 728 ICSC or email info@icsc.com.

Event FAQs

[Add to calendar](#)

Additional Resources

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Attending

622 Registered



Gregory Parsons
Sr. Manager - Real Estate

