

October 28, 2021

**ROCKDALE MUNICIPAL DEVELOPMENT DISTRICT  
REGULAR MEETING**

**Present:**

**MDD Board Members:**

Michelle Larkin  
Doug Calame  
Denise Wallace  
Richard Coppedge\*  
John King  
Allan Miller  
Jason Barcak

**MDD Staff:**

Jim Gibson, Director  
Shanna Johnson, Admin. Asst.

**Call to Order and announce a Quorum is Present**

The Rockdale Municipal Development District conducted an in-person conference on Thursday October 28, 2021. With a quorum of the MDD Board members present, the Regular Meeting of the Rockdale Municipal Development District was called to order by the Board President Michelle Larkin at 6:07 p.m.

**Pledge of Allegiance**

**Citizen Communications**

None

**5A. Consent Agenda – Approvals**

1. Minutes of MDD Regular Meeting September 27, 2021
2. Financials
3. Revenue Report
4. ED Project Balance Sheet

**MOTION:** Upon a motion made by Board President Larkin and a second by Board Member King, the MDD Board voted five (5) for and none (0) opposed to approve the consent agenda as presented. Motion Carried.

**6. MDD Staff Report**

Director Gibson discussed the FY2021 Rockdale MDD unaudited budget having an increase of \$93,000 compared to last year. Milam County has approved the tax abatement for the American Statesman Glove company. Chick fil a food truck was a success and the MDD is currently working on another date to host again. CASU will be meeting once a month starting in January 2022 through May 2022 to formalize a Strategic plan for city of Rockdale.

**7. Workshop**

- A. Incentive Policy
- B. Parks Master Plan
- C. Sumuel Park Mural Wall
- D. Management Principles and Organization Expectations
- E. Financial Policies
- F. Purchasing Policy
- G. Debt Policy
- H. Fund Balance Policy

**8A.** Consider and approve selection of engineering firm for the Industrial Park documentation project.  
Action item moved to after executive session  
\*\*moved until after executive session

8B. Consider and approve the Resolution supporting the 1895 City Hall project.

**MOTION:** Upon a motion made by Board Member Miller and a second by Board Member King, the MDD Board voted five (5) for and none (0) opposed to approve the resolution for supporting the 1895 City Hall project. Motion carried.

8C. Consider and approve building maintenance including plumbing, electrical/security, and construction.

\*6:39 Arrives

**MOTION:** Upon a motion made by Board Member King and a second by Board Member Coppedge, the MDD Board voted six (6) for and none (0) opposed to approve ordering the Blink monitoring system. Motion carried.

8D. Consider and approve authorizing the release of request for qualifications for design at Bridge Park.

**MOTION:** Upon a motion made by Board President Larkin and a second by Board Member Coppedge, the MDD Board voted six (6) for and none (0) opposed to approve releasing a request for qualifications for design of Bridge Park. Motion carried.

**9A. Convene into Executive Session for:**

- 1) Pursuant to Texas Government Code Section 551.072 and Section 551.087: Deliberate the purchase, exchange, lease, or value of real property for the purpose of development inside the district boundaries, and to discuss economic development negotiations related to the same commercial development.

The Board convened into Executive Session at 6:55 p.m.

The Board reconvened into Open Session at 8:15 p.m.

**9B. Reconvene into Open Session to:**

- 2) Consider and take any necessary action related to purchase, exchange, lease, or value of real property for the purpose of development inside the district boundaries, and to discuss economic development negotiations related to the same commercial development.

**MOTION:** Upon a motion made by Board President Larkin and a second by Board Treasurer Coppedge, the MDD Board voted six (6) for and none (0) opposed to decline current offer and list with a realtor for a residential of industrial development at \$12,000 per acre and authorize the Executive Director to negotiate or solicit a commercial realtor that has developer experience. Motion carried.

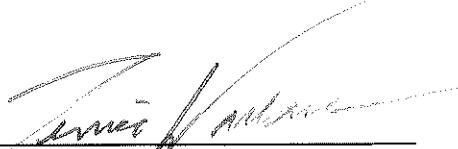
**8A.** Consider and approve selection of engineering firm for the Industrial Park documentation project.

**MOTION:** Upon a motion made by Board Member King and a second by Board Member Coppedge, the MDD Board voted six (6) for and none (0) opposed to postpone until a future meeting. Motion Carried.


Adjourned at 8:17 p.m.

These minutes approved on the 22<sup>nd</sup> day of November 2021.

**ATTEST:**

  
\_\_\_\_\_  
Denise Wallace  
MDD Board Secretary

**APPROVED:**

  
\_\_\_\_\_  
Doug Calame  
MDD Board Vice President

