OLMOS PARK ECONOMIC DEVELOPMENT CORPORATION
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
HELD ON July 1, 2026

The Board of Directors of the Olmos Park Economic Development Corporation met on Wednesday, July 1, 2026, at 6:00 p.m. at City Hall in the City of Olmos Park at 120 West El Prado Drive, Olmos Park, Texas to consider the following agenda:

1. Call meeting to order and determination of quorum.

   Present Members: Dr. Kenneth Kirlin, Deanna Rickabaugh, Scott Nathan, Dr. Lance Reinsmith and Christopher Smithson

   Also Present: Aaron Peñaloza

   Also Present: City Manager Ashley Maus, City Secretary Irma Duran, City Attorney Dan Santee

   President Kirlin called the meeting to order at 6:04 p.m.

   Citizens to be Heard

   There were no citizens to be heard.

2. Swearing in of newly appointed Economic Development Corporation members

   City Secretary Duran swore in Aaron Peñaloza.

3. Discussion and possible action to approve the minutes from the June 03, 2026, OPEDC meeting

   Christopher Smithson moved to approve the minutes from the June 03, 2026, OPEDC meeting. Scott Nathan seconded the motion. The motion passed with 6 in favor and 0 against.

4. Discussion and possible action to appoint a Vice President for the Olmos Park Economic Development Corporation

   Member Rickabaugh nominated Member Reinsmith.

   Deanna Rickabaugh made a motion to appoint Lance Reinsmith as OPEDC Vice President. Christopher Smithson seconded the motion. The motion passed with 6 in favor and 0 against

5. Discussion and possible action regarding a future agreement for sale, transfer and assignment of social media accounts

   Member Reinsmith presented on the creation of the Opie Social media accounts and the transfer of the accounts to the EDC or the City. Member Reinsmith does not want to be held liable in the event negative language is posted by future account managers on the Where's Opie social media site.

   Member Scott asked for the history.

   Member Reinsmith clarified that the mascot and media were created to promote the businesses as Opie visited them.

City Attorney Santee did not recommend the transfer to the EDC or the city. As the accounts currently stand, they are private and do not have public records and retention requirements. The account can be closed and the media can be given to the City, but the City does not have the tools in place to run an account.

City Manager Maus recommended the account be passed to another member of the EDC to run.

City Attorney Santee added that he did not recommend that.

No action was taken.

6. Discussion and possible action on Fiesta Medal contest and production

   City Secretary Duran presented on the previous ask for a City medal and the production, distribution and creation. The suggestion would be to have a contest for the design of the medals, and produce the medal in the fall.

   City Manager Maus stated that the cost is an eligible expense and could be a fundraiser.

   President Kirlin asked what the mechanism could be to sell. He stated that in the past, medals would be given to the committee and sold at the Frolic.

   Member Rickabaugh stated that she would look into the cost of medals, and use the existing design created by the EDC.

7. Discussion and Possible Action on existing landscaping maintenance agreement proposed rate increase

   City Secretary Duran presented the invoices provided by the current landscape company which are related to ongoing maintenance of a project, and the company's request for an increase in charges.

   Member Peñaloza asked what the obligations of the property owners were.

   Member Rickabaugh stated her preference for the City to have a maintenance agreement and merge the project with regular maintenance.

   City Manager Maus stated that staff would review the original agreement, noting that she was unsure how it was originally formed. She added that the City could look into comparable quotes for landscaping.

   No action was taken.

8. Update on the Substantive Zoning Subcommittee Meeting

   City Manager Maus summarized the subcommittee meetings and reported on the distribution of a community survey to gather feedback regarding the substantive zoning affecting the commercial corridor.

9. Presentation on land banking of commercial properties

   Agenda Item 9 was moved after Item 2 so the City Attorney could leave after the item was addressed.

   City Attorney Santee presented on the various types of investments the EDC could participate in. The only limitations EDCs have are regarding the sale of property, which must be done at fair market value. EDCs can be gifted property, and regift to a business, as long as there is a performance agreement through an eligible project.

Member Rickabaugh asked if the EDC could issue bonds. City Attorney Santee stated that the City would have to approve them on behalf of the EDC. It would be more advantageous for the City to issue them, and the EDC pay a percentage of the debt with a funding agreement.

City Attorney Santee suggested placing a specific agenda item at a future meeting to discuss specific properties.

Financials

No financials were reported and will be presented in the following meeting.

Adjourn meeting

There being no further business, the meeting was adjourned at 7:16 p.m.

Minutes approved on the 5 **day of** August**, 2026.**

Kenneth D. Kirlin
Kenneth Kirlin, President

Irma Duran, City Secretary