

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR CALLED MEETING  
MARCH 7, 2011**

**MEMBERS PRESENT:**

PRESIDENT JOANN GORDON  
VICE-PRESIDENT JOE CREWS  
BRENDA MILLER  
JOANN BUTLER  
STEVE HOLLAND  
LEIGH ANN TURNER  
GREG HENDRICKSON

**STAFF PRESENT:**

CITY SECRETARY MARVIN GREGORY  
OFFICE MANAGER PAULA BAGWELL  
EDC COORDINATOR BILL CREWS

**1. CALL TO ORDER**

With a quorum present, President Gordon called the Regular Called Meeting of the Economic Development Corporation to order at 6:00 p.m. on Monday, March 7, 2011 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

**2. MEMBER ROLL CALL**

President Gordon stated that all members are in attendance.

**3. CONSIDER APPROVAL OF MINUTES FROM THE FEBRUARY 22, 2011 SPECIAL CALLED MEETING.**

**Member Bulter moved, seconded by Member Miller to approve the minutes of the Special Called Meeting on February 22, 2011 as presented. All voted "Aye".**

**4. PUBLIC HEARING CONTINUED FROM FEBRUARY 22, 2011: HEARING TO CONSIDER AMENDING THE CONTRACT FOR THE BUSINESS IMPROVEMENT GRANT OF DIEGO F. PEDROZA AT 5157 RIVER OAKS BLVD. (TRI-OAKS SHOPPING CENTER)**

At 6:01 pm, President Gordon re-opened the Public Hearing.

EDC Coordinator met with Mr. Pedroza and went over the following items that have not yet been completed:

1. Removal of signs over individual businesses
2. Installation of lighted signs on the column
3. Removal of awning from the end of the building

Also enclosed in the packet is a picture of what the end building will look like if the awning remains and remodeling is done to match the rest of the building. The current structure is sound, but the underside needs replacing. There is a slight slant due to drainage. So far, Mr. Pedroza has spent \$12,530 on the following:

1. Installed R-Panel sheeting along parapet of building covering expanded metal
2. Replaced rotten wood and painted overhang
3. Caulked all windows
4. Pressure washed building
5. Filled pot holes, sealed parking lot, and striped parking lot

Instead of removing the awning, Mr. Pedroza would like to rework the awning, install a flat sign with lettering on the column instead of installing lighted signs on the column. Tony, who was the contractor for Rivas Restaurant, will be adding studs and replace with hardy board and have R-Paneling on the front which will match the rest of the building. The R-Paneling will cover up the roof and look straight. Members Holland and Butler agreed that as is, there will be very little room for tables to eat on. EDC Coordinator Crews stated the tenant wants to eliminate the parking spaces on the side of the building and have that area for tables.

All the board members agreed that they are disturbed that Mr. Pedroza waited until the end of the contract to submit these changes. These submitted changes are not better than the original proposal back in October 2010. Citizen James Myrick agrees that the awning is an eye sore and is disturbed that only 3 of the 5 things on the contract are being done. Mr. Myrick thinks the sign should be lighted.

President Gordon closed the public hearing at 6:26 pm.

**5. ACTION FROM PUBLIC HEARING: RECOMMENDATION OF APPROVAL OF AMENDING THE BUSINESS IMPROVEMENT GRANT OF DIEGO F. PEDROZA AT 5157 RIVER OAKS BLVD. (TRI-OAKS SHOPPING CENTER)**

Member Turner suggested to Mr. Pedroza to think about what he wants to do with the building. Not what a tenant wants. EDC Coordinator Crews stated the tenant chose this site for the working vent-a-hood. But, the vent-a-hood is not in compliance and will have to be replaced. There is not a grease trap either. If this contract is voided, the awning will still remain as is.

**Member Holland moved, seconded by Member Butler, to amend the contract with Mr. Pedroza, to eliminate the requirement for lighted signs, to allow the existing signage to stay, to require the lower awnings be removed and install the R-Paneling to be consistent with the rest of the building. Also, quotes are to be given within a week to EDC Coordinator Crews, CS Gregory, and President Gordon to discuss for approval. The remaining scope of work is to be completed within one month in order to receive EDC funds. All voted "aye"**

**6. ADJOURN**

At 6:50 pm, Member Holland moved, seconded by VP Crews to adjourn the meeting. All voted "Aye".

**APPROVED:**



**JoAnn Gordon, President**

**ATTEST:**



**Marvin Gregory, City Secretary**