



4900 River Oaks Boulevard River Oaks, Texas 76114



BOARD PRESIDENT  
DARREN HOUK

BOARD OF  
DIRECTORS

RAUL SANCHEZ  
VICE PRESIDENT

BUCK BYBEE  
DON ISTOOK  
STEVE HOLLAND  
DAN CHISHOLM  
CHARLES RICHARDSON

Executive Director  
Marvin Gregory

Secretary/Treasurer  
Paula Luck

Phone  
(817) 626-5421

Fax  
(817) 624-2154

[www.riveroakstx.com](http://www.riveroakstx.com)



## NOTICE TO THE PUBLIC

A REGULAR MEETING OF THE ECONOMIC DEVELOPMENT CORP. HAS BEEN SCHEDULED TO BE HELD IN THE CITY COUNCIL CHAMBERS LOCATED AT 4900 RIVER OAKS BLVD. ON MONDAY,

**AUGUST 11, 2025 AT 6:00 PM**

THIS NOTICE WAS POSTED IN ACCORDANCE WITH THE OPEN MEETINGS ACT OUTSIDE CITY HALL IN THE BULLETIN BOARD, AT 4900 RIVER OAKS BLVD., RIVER OAKS, TEXAS ON **FRIDAY, AUGUST 8, 2025 AT 8:00 A.M.** A PLACE THAT IS VISIBLE TO THE PUBLIC AT ALL TIMES.

DARREN HOUK, PRESIDENT  
BY MARVIN GREGORY, CITY MANAGER

**YOU CAN JOIN THIS MEETING IN PERSON IN THE CITY COUNCIL CHAMBERS. THE MEETING IS ALSO AVAILABLE BY VIDEO ON THE CITY WEB PAGE AT [WWW.RIVEROAKSTX.COM](http://WWW.RIVEROAKSTX.COM).**

## AGENDA

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE TO UNITED STATES FLAG AND THE TEXAS FLAG  
**"HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE"**
4. **PUBLIC TESTIMONY:** CITIZENS ARE INVITED TO SPEAK ON ANY TOPIC ON THE AGENDA; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY NOTED ON THIS AGENDA, THE ECONOMIC DEVELOPMENT CORP IS REQUIRED UNDER THE TEXAS OPEN MEETINGS ACT TO LIMIT ITS RESPONSE WITH A STATEMENT OF SPECIFIC FACTUAL INFORMATION, RECITING THE CITY'S EXISTING POLICY ON THAT ISSUE, OR DIRECTING THE PERSON MAKING THE INQUIRY TO VISIT WITH CITY STAFF ABOUT THE ISSUE. **NO EDC BOARD DELIBERATION IS PERMITTED.**
5. MEMBER ROLL CALL
6. CONSIDER APPROVAL OF MINUTES FROM JULY 14, 2025 REGULAR MEETING.

## STATEMENT OF APPOINTED OFFICIAL/OATH OF OFFICE:

7. STATEMENT OF APPOINTED OFFICIAL & OATH OF OFFICE FOR 2025 MEMBER APPOINTMENT FOR PLACE 3 DIRECTOR

## PUBLIC HEARING/ACTION FROM PUBLIC HEARING:

8. **PUBLIC HEARING:** IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT





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APPLICATION AS SUBMITTED BY **QUALITY AUTO REPAIR WHEELS AND TIRES % IBRAHEEM TURABEE AT 1004 MERRITT STREET** PURSUANT TO RESOLUTION 907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

**9. ACTION FROM PUBLIC HEARING:** CONSIDER RECOMMENDATION APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION AS SUBMITTED BY **QUALITY AUTO REPAIR WHEELS AND TIRES % IBRAHEEM TURABEE AT 1004 MERRITT STREET** PURSUANT TO RESOLUTION 907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

**10. PUBLIC HEARING:** TO RECEIVE PUBLIC COMMENTS ON THE REQUEST FOR EDC CONSIDERATION TO QUALIFY AN EXPENDITURE OF EDC FUNDS UP TO \$30,000 TO COORDINATE WITH PARKER HANNIFIN TO DONATE AND RELOCATE A 50 x 60 PAVILLION FROM THEIR PROPERTY TO THE COMMUNITY CENTER PROPERTY.

**11. ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF THE EXPENDITURES OF ECONOMIC DEVELOPMENT CORPORATION FUNDS AS REQUESTED FOR AN EXPENDITURE OF EDC FUNDS UP TO \$30,000 QUALIFIED BY THE ECONOMIC DEVELOPMENT CORPORATION PURSUANT TO SECTION 505.152 "PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES" OF THE TEXAS LOCAL GOVERNMENT CODE.

**PERSONAL APPEARANCES AND/OR ITEMS REQUIRING E.D.C. APPROVAL/ACTION:**

**12. CONSIDER APPROVAL OF E.D.C. RESOLUTION # 2025-01** AMENDING THE BYLAWS BY CHANGING THE MEETING DATES AND TIMES AND PROVIDING AN EFFECTIVE DATE.

**13. CONSIDER REQUEST TO APPROVE THE EXPENDITURE OF ECONOMIC DEVELOPMENT CORPORATION FUNDS IN THE AMOUNT OF \$18,000 AS BUDGETED IN THE 2024-2025 FISCAL YEAR BUDGET IN ACCOUNT 03-530-5601 "COMMUNITY CENTER IMPROVEMENTS" TO OFFSET THE CITY'S SHARED COSTS WITH PARKER HANNIFIN TO CONSTRUCT A 10,800 SQUARE FOOT PARKING LOT QUALIFIED AS AN ACCEPTABLE EXPENDITURE OF FUNDS PURSUANT TO SECTION 505.152 "PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES" OF THE TEXAS LOCAL GOVERNMENT CODE.**

**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

**14. EXECUTIVE DIRECTOR REPORT**

**15. EXECUTIVE SESSION:** CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE BOARD RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSION(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED BY LAW DURING THIS MEETING. THE BOARD MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

1. Section 551.071 -----To seek advice from attorney;
2. Section 551.072 -----Discussion regarding possible sale, lease or acquisition of real estate; Discussion on real estate property value involving investment and/or procurement for future economic development within the city.



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3. Section 551.087----- Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body.

**16. ACTION FROM EXECUTIVE SESSION:**

**17. ADJOURNMENT**

**This facility is wheelchair accessible and accessible parking spaces are available in front of City Hall. Please contact City Hall at 817 626-5421 if you have questions or additional needs.**