

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR CALLED MEETING  
MARCH 8, 2021**

**MEMBERS PRESENT:**

PRESIDENT DAN CHISHOLM  
VP STEVE HOLLAND  
DARREN HOUK  
GREG HENDRICKSON  
DAVID BEDFORD  
CHARLES RICHARDSON  
BUCK BYBEE

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK

**MEMBERS ABSENT:**

NONE

1. CALL TO ORDER

With a quorum present, President Chisholm called the Regular Called Meeting of the Economic Development Corporation to order at 6:00 p.m. on Monday, March 8, 2021 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

Member Hendrickson gave the Invocation.

3. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG.

Member Hendrickson led the Pledge of Allegiance to the United States Flag and the Texas Flag.

4. MEMBER ROLL CALL

All members were present.

5. CONSIDER APPROVAL OF MINUTES FROM THE FEBRUARY 8, 2021 REGULAR CALLED MEETING.

**Member Hendrickson moved, seconded by Member Houk to approve the Minutes of the February 8, 2021 Regular Called Meeting. All voted "Aye".**

6. DISCUSSION AND/OR ACTION ON AGREEMENT WITH POST OAK MEDIA ABOUT THE PROSPECT OF PUTTING TOGETHER A DIRECTORY/NEWCOMERS GUIDE FOR RIVER OAKS.

Received agreement from the City Attorney with revisions. Working on the news articles and need to update the Police and Fire pages with current information.

7. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING PROPERTY INCENTIVES FOR DEVELOPMENT AT 5300 RIVER OAKS BLVD AS REQUESTED BY COLLIER ALBRIGHT AUTHORIZING THE GRANT OF PUBLIC FUNDS TO PROMOTE ECONOMIC DEVELOPMENT AND TO STIMULATE BUSINESS AND PROMOTE COMMERCIAL ACTIVITY IN THE CITY.

At 6:16 p.m., President Chisholm opened the Public Hearing.

Collier Albright was present. Currently there are stores in Burleson, Cleburne, Granbury, Stephenville and Abilene with Abilene being the most recent store opened. In the process of purchasing the old Chicken Express building and the vacant taco bell lot for parking. The plan is to build out in front of the existing building, add a side patio on the east side, and create more parking. The inside of the building will be gutted and hoping to add a second restroom. Have been in talks with the Taco Bell Attorney about purchasing the green space with a few stipulations.

At 7:03 p.m., President Chisholm closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL AND RECOMMENDATION TO THE CITY COUNCIL BY RESOLUTION FOLLOWING TWO READINGS REGARDING PROPERTY INCENTIVES FOR DEVELOPMENT OF THE PROPERTY AT 5300 RIVER OAKS BLVD. AUTHORIZING THE GRANT OF PUBLIC FUNDS TO PROMOTE ECONOMIC DEVELOPMENT AND TO STIMULATE BUSINESS AND PROMOTE COMMERCIAL ACTIVITY IN THE CITY.

**Member Houk moved, seconded by Member Bybee to move that the Economic Development Corporation finds that pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations" to recommend to the City Council to approve the request from Collier Albright to enter into a Development Agreement for the development incentives to remodel the building at 5 River Oaks Blvd. by adding an approximately 1,200 square foot addition to the existing 2,012 square foot building in the West River Oaks Addition pursuant to Section 505.158 of the Texas Local Government Code that the project is authorized for the Expenditures of 4B funds having been found suitable to promote or develop new or expanded business enterprises within the City that create or retain jobs". I further move that the Economic Development Corporation finds that pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations" that project \$10,000 or more in the 2020-2021 Fiscal Year EDC Budget is found by the Board of Directors to promote or develop new or expanded business development within the City that includes a project qualified pursuant to Section 505.158 of the Texas Local Government Code authorized to be created by a municipality with a population of 20,000 or less including the land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements found by the Economic Development Corporation's board of directors to promote new or expanded business development including a \$75,000 project for parking lot improvements estimated at \$150,000 related to building and land development." This agreement will be effective October 1, 2021 and pay out will be October 1, 2021. All voted "Aye".**

9. DISCUSSION AND/OR ACTION REGARDING REAL PROPERTY LOCATED AT 1512 SHENNA BLVD.

No bids were received at the bid opening that was scheduled in February. Received one proposal today but it was under the minimum bid. Board wants to hold true to the \$210,000.00 minimum bid price.

10. STAFF REPORTS: EXECUTIVE DIRECTOR REPORT.

4710 River Oaks Blvd-waiting on the owner's surveyor so we can draw up the ordinance vacating the 3-foot and he will have to do an amended plat to include the 3-feet into his property plat.

11. 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:

- a. Section 551.071- To seek advice from attorney;
- b. Section 551.072- Discussion regarding possible sale, lease or acquisition of real estate; and
- c. 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.

**NONE**

12. ACTION FROM EXECUTIVE SESSION.

**NONE**

13. ADJOURN

**At 7:39 p.m., Member Hendrickson moved, seconded by Member Houk to adjourn the meeting. All voted "aye".**

**ATTEST:**

  
**Paula Luck, City Secretary**

**APPROVED:**

  
**Dan Chisholm, President**