

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
APRIL 12, 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
EVENT CENTER DIRECTOR SHIRLEY WHEAT

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, April 12, 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 MARCH 8, 2021 REGULAR CALLED MEETING.

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

6. CONSIDER APPROVAL OF THE FY 2021 SECOND QUARTER FINANCIAL REPORT (JANUARY-MARCH 2021).

CM Gregory reported the beginning balance for the 2nd quarter was **\$107,094.90**; sales tax for the quarter totaled **\$56,313.16**; interest from the bank was **\$15.10**; rental income from 920 Roberts Cut Off was **\$3,430.20**; resulting in total revenues and beginning balance of **\$166,853.36**. Total expenditures for the quarter were **\$27,899.98**. The beginning balance in TexPool was **\$66,839.11** with interest of **\$7.79** for a total ending balance in TexPool of **\$66,846.90**. The ending total bank and TexPool balance was **\$194,664.05**.

VP Holland moved, seconded by Member Bybee to approve the FY 2021 2nd quarter report. All voted "Aye".

7. DISCUSSION AND/OR ACTION REGARDING REAL PROPERTY LOCATED AT 1512 SHENNA BLVD. THAT INCLUDES CONSIDERING APPROVAL TO ALLOW SANDRA LONGORIA TO DO AN OPEN HOUSE IN ORDER TO SHOW THE PROPERTY TO POTENTIAL BUYERS.

Received email from Real Estate Agent Sandra Longoria that saw the for-sale sign at 1512 Shenna and offered her services for free to hold an open house. This will also help her into getting potential buyers on other houses in the area plus also potential buyers for the Shenna house which would be held on a Saturday or Sunday and will be for a minimum of two hours. Board agreed that this house is not ready for an open house. It needs to be cleaned, emptied out and the grass needs to be mowed. As of right now, the Mayor is the only one that has the authority to sign a document regarding the Shenna property since the City owns it. Will include on the April 27th Council Agenda to authorize the City Manager to sign documents regarding the Shenna property if an offer comes in at \$210,000.00 or more.

Member Richardson moved, seconded by Member Houk to recommend to the City Council to authorize the City Manager to explore possibilities of hiring a real estate agent that is knowledgeable in River Oaks to sell the property at 1512 Shenna Blvd. and to table the open house for now. All voted "Aye".

8. DISCUSSION AND/OR ACTION ON AGREEMENT WITH POST OAK MEDIA ABOUT THE DIRECTORY/NEWCOMERS GUIDE FOR RIVER OAKS.

Kayla with Post Oak Media is having issues selling ads. Most people that she calls are hanging up on her. She does not know how many guides are going to be distributed nor how they will be distributed. Board would like to see the cost of mailing these guides out to all households in River Oaks.

No action taken.

9. DISCUSSION AND/OR ACTION ON HOLDING A FIREWORKS SHOW AGAIN THIS YEAR.

There is new management at Victory Church. We must get the church's permission because the city lot where we shoot the fireworks from is behind their property. We budgeted \$5,300.00 for fireworks and there is an 8% increase in price from last year. So, to keep the same product as last year, it will cost us 8% more in price. This will be the last year of the contract so we can go out for bids once this contract ends. Event Center Director Wheat would like maybe a pop-up event or some type of event at the Event Center this year.

President Chisholm moved, seconded by Member Houk to approve spending \$5,300.00 which is the amount budgeted and to hold the shooting of the fireworks at the normal location which is at Victory Church. All voted "Aye".

10. DISCUSSION AND/OR ACTION ON PROPOSED LANDSCAPE MAINTENANCE AGREEMENT BETWEEN TXDOT AND THE CITY OF RIVER OAKS FOR THE 2384.7 RIGHT-OF-WAY AREA AT THE NORTHEAST CORNER OF INTERSECTION AT LONG AND RIVER OAKS BLVD. ADJACENT TO THE PROPERTY BEING DEVELOPED AS A CONVENIENCE STORE AT 4710 RIVER OAKS BLVD.

The City can sign a landscaping agreement so we can keep this area maintained. The Board feels we should have the owner of 4710 River Oaks Blvd. maintain this area.

No action taken.

11. STAFF REPORTS: EXECUTIVE DIRECTOR REPORT.

4710 River Oaks Blvd.-several things waiting on. Should present sight plan soon.

Grumps Burgers-last SUP public hearing will be held before council on April 13, 2021.

920 Roberts Cut Off Suite A-Stress Away Massage presented a 37-month lease with the first year \$1,145.83 a month, second year \$1,237.50 a month, and third year \$1,283.33 a month. Once signed, this will leave only Suite B vacant.

12. 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

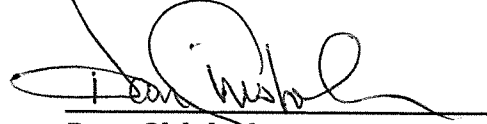
13. ACTION FROM EXECUTIVE SESSION.

NONE

14. ADJOURN

At 7:31 p.m., President Chisholm adjourned the meeting. All voted "aye".

APPROVED:



Dan Chisholm, President

ATTEST:



Paula Luck, City Secretary