

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR CALLED MEETING  
AUGUST 10, 2020**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK  
EMERGENCY MGT COORDINATOR JAMES MYRICK

**MEMBERS ABSENT:**

NONE

1. CALL TO ORDER

With a quorum present, President Chisholm called the Special Called Meeting of the Economic Development Corporation to order at 6:03 p.m. on Monday, August 10, 2020 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Hendrickson delivered the Invocation

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

Member Hendrickson led the Pledges of Allegiance to the United States and the Texas Flags.

4. MEMBER ROLL CALL

All members were present.

5. **PUBLIC TESTIMONY:** CITIZENS TO SPEAK ON ANY TOPIC; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY NOTED ON THIS AGENDA, THE EDC BOARD 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 MEMBERS DELIBERATION IS PERMITTED**

**NONE**

6. CONSIDER APPROVAL OF MINUTES FROM THE JULY 13, 2020 REGULAR MEETING.

**Member Hendrickson moved, seconded by Member Bybee to approve the Minutes of the July 13, 2020 Regular Meeting. All voted "Aye".**

**ITEMS REQUIRING CONSIDERATION AND /OR APPROVAL:**

7. DISCUSSION AND/OR ACTION REGARDING THE REAL PROPERTY AT 1512 SHENNA BLVD.

Enclosed is the letter drafted to Thompsons, Harveson & Cole offering the property to them at \$235,000. There was a break in last night which the Police Department arrested the one who broke in. Will contact the Police Chief on recommendations to keep people from breaking in.

**WORK SESSION/ACTION FROM WORK SESSION:**

8. BUDGET WORK SESSION ON PROPOSED BUDGET PROJECTIONS FOR FY 2021 FISCAL YEAR.

President Chisholm met with CM Gregory last week to go over the new budget. Normal contract figures were plugged in and the rest is up for discussion. Sales tax has increased. Right now, we are proposing \$218,500 in revenues and \$111,700 in expenditures. Talked with Paul Paine and because of the COVID-19 situation, there isn't really anything going on so it is recommended putting his contract on pause as of October 1, 2020 and will re-evaluate later. Mr. Paine agrees with this. Board agreed to put in \$12,000 for Other Professional Services. As far as the signs for the Event Center, Member Houk has provided a drawing of an example of a sign. The sign is 5' tall with a locked door that will open up to insert letters. Maybe a banner or two on the bottom where a sponsor can put their information. Or maybe have the city logo on them. Installed, the sign will cost \$800. Discussed were possible locations to put four signs. Board agreed to increase Boulevard Enhancements to \$25,000.

9. ACTION FROM WORK SESSION:  
-CALL PUBLIC HEARING ON AUGUST 25, 2020 AT 6:00 P.M. FOR FY 2021 ECONOMIC DEVELOPMENT CORPORATION BUDGET.

**President Chisholm moved, seconded by Member Bybee to call a Public Hearing for August 25, 2020 at 6:30 p.m. All voted "Aye".**

10. CORRESPONDENCE

- MONTHLY REPORT FROM EDC CONSULTANT-report enclosed in packet.
- UPDATE ON MARKETING SIGNS-discussed during the budget workshop.

VP Holland-possible apartment residence is coming to River Oaks to spend money. Member Bybee micro tracked and yes, they are coming.

Member Hendrickson-recommends to go by the City Hall in Arlington and look at the revitalization.

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**

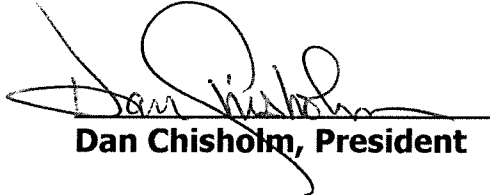
12. ACTION FROM EXECUTIVE SESSION.

**NONE**

13. ADJOURN

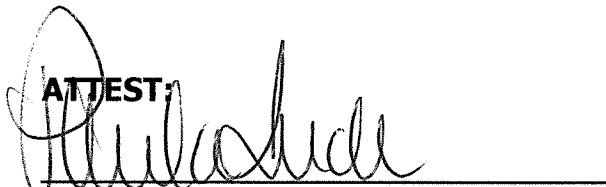
**At 6:56 p.m. President Chisholm moved, seconded by VP Holland to adjourn the meeting. All voted "aye".**

**APPROVED:**



**Dan Chisholm, President**

**ATTEST:**



**Paula Luck, City Secretary**