

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
DECEMBER 13, 2021**

MEMBERS PRESENT:

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

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

BUCK BYBEE-EXCUSED

1. CALL TO ORDER

With a quorum present, President Chisholm called the Regular Called Meeting of the Economic Development Corporation to order at 6:04 p.m. on Monday, December 13, 2021 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

President Chisholm gave the Invocation.

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

President Chisholm led the Pledge of Allegiance to the United States Flag and the Texas Flag.

4. PUBLIC TESTIMONY: CITIZENS TO SPEAK ON ANY TOPIC OR ANY AGENDA ITEM BEFORE AN DURING THE MEETING BY RAISING YOUR HAND TO BE RECOGNIZED; 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 THAT ISSUE, AND NO EDC BOARD DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.

Greg Wolf-non-resident was present. Works at the Naval Air Station and uses the bus service and bicycling to get to work and back. Sees several people that do not get around well using the bus service. Went to the Trinity Metro website and found out about the Public Hearing last month but missed it. Called the City and was told about tonight's meeting.

5. MEMBER ROLL CALL

All members were present except for Member Bybee.

6. CONSIDER APPROVAL OF MINUTES FROM THE NOVEMBER 22, 2021 SPECIAL CALLED MEETING.

Member Hendrickson moved, seconded by Member Richardson to approve the Minutes of the November 22, 2021 Special Called Meeting. All voted "Aye".

7. CONSIDER APPROVAL TO ENTER INTO AN ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT TO REIMBURSE CONSTRUCTION PERMIT FEES NOT EXCEEDING \$10,000 REGARDING THE NEW CONSTRUCTION AND DEVELOPMENT IMPROVEMENTS TO THE PROPERTY IN BUILDING A NEW CONVENIENCE STORE AT 4710 RIVER OAKS BLVD. BY JOLLY'S C STORE LLC.

Jolly Walia was present. TXDOT has approved but waiting on construction plans for the City to approve. We can do a 380 Agreement or a Performance Agreement. The Performance Agreement, the city will not waive the permit fees. Estimated development improvement of \$1,000,000.00 to the property less the current property value of \$190,00.00 for an increase of \$810,000.00 that would net the city an additional \$5,839.00 in ad valorem taxes and another \$36,000.00 in sales tax based on his projection of \$150,000.00 per month x 2%, which would net the city increased revenues annually of \$41,839.00, which would more than cover the investment of \$10,000.00 in the first year. The plan now is to start grading the land this month and pour the slab next month.

VP Holland moved, seconded by Member Houk to approve a 3-year Performance Agreement not to exceed \$10,000.00. All voted "Aye".

8. PUBLIC MEETING: IN ORDER TO RECEIVE CITIZEN COMMENTS ON CONTINUING AND FUNDING THE AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY FOR BUS AND PARATRANSIT (MITS) SERVICE THROUGH MARCH 20, 2024.

At 6:34 p.m., President Chisholm opened the Public Meeting.

Dietra Whitmore was present. This is a carryover from the last meeting. There is a need for this service. EDC can legally and financially fund the transportation service. The MITS has cost us more than anticipated. Are looking into different services but have not got the costs back. A different service offered by FWTA is the zip zone but because that is a separate service, it will cost more. You will find that MITS helps the citizens in and out, to the doors where they are going to, and make sure they are safe. Other companies do not offer that. The city needs to look at when budgeting if the service can be paid all or partially out of the General Fund. In two years, we will know more financially about the new subdivision, businesses, etc.

At 7:05 p.m., the public meeting was closed.

9. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL TO CONTINUE AND FUND THE AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY FOR BUS AND PARATRANSIT (MITS) SERVICE THROUGH MARCH 20, 2024.

Member Richardson moved, seconded by Member Houk to recommend to the City Council to continue with the FWTA agreement to March 20, 2024. All voted "Aye".

10. STAFF REPORT: EXECUTIVE DIRECTOR'S REPORT.

Grumps Burgers-making progress but probably won't open until late January or February. The Performance Agreement calls for a \$75,000.00 payment for the parking lot to be processed on or after October 1, 2021 but he wants to wait for that payment until the project is complete.

Commercial Properties for Sale-Bank of America and Bengali's building are both up for sale. It was reported that Bengali's had sold but it has not.

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

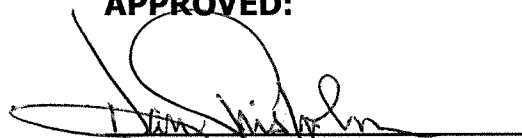
12. ACTION FROM EXECUTIVE SESSION.

NONE

13. ADJOURN

At 7:16 p.m., President Chisholm adjourned the meeting. All voted "aye".

APPROVED:



Dan Chisholm, President

ATTEST:


Paula Luck, City Secretary