

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
OCTOBER 6, 2025**

MEMBERS PRESENT:

PRESIDENT DARREN HOUK
DAN CHISHOLM
BUCK BYBEE
CHARLES RICHARDSON
STEVE HOLLAND-6:53 p.m.

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

VP RAUL SANCHEZ
DON ISTOOK

1. CALL TO ORDER

With a quorum present, President Houk called the Regular Called Meeting of the Economic Development Corporation to order at 6:01 p.m. on Monday, October 6, 2025 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

President Houk gave the Invocation.

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

President Houk 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.

NONE

5. MEMBER ROLL CALL

All members were present except for VP Sanchez, Member Istook, and Member Holland who arrived at 6:53 p.m.

6. CONSIDER APPROVAL OF MINUTES FROM THE AUGUST 25, 2025 SPECIAL CALLED MEETING.

Member Richardson moved, seconded by Member Bybee to approve the Minutes of the August 25, 2025 Regular Called Meeting. All voted "Aye".

PERSONAL APPEARANCES AND/OR ITEMS REQUIRING EDC APPROVAL/ACTION:

7. DISCUSSION AND/OR ACTION ON BANNER SIGNS AS PRESENTED BY PRESIDENT HOUK.

Ordered 65 Christmas banners and 25 brackets at a total cost of \$5,182.34 that will be paid out of the 2024-2025 budget. This will put the total number of banners we have at 107. Maybe purchase some spring/summer banners. The idea is when the winter banners are taken down, the spring/summer ones can be put up at the same time.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

8. UPDATE ON THE EXPENDITURE OF EDC FUNDS TO CREATE A RIVER OAKS MAGAZINE IN ORDER TO PROMOTE ECONOMIC DEVELOPMENT PURSUANT TO SECTION 505.155 "PROJECTS RELATED TO BUSINESS ENTERPRISES THAT CREATE OR RETAIN PRIMARY JOBS" AS PRESENTED BY PRESIDENT HOUK.

To have both English and Spanish, the price doubled for printing and the translation costs were too high. Maybe change from 32 pages to 16 pages having both English and Spanish. Met with a publisher and they want to publish a River Oaks magazine. They have published some local cities already. They are already creating the content for the River Oaks magazine.

9. UPDATE ON THE 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.

We have allocation \$5,000 towards this project that will be used for any issues that come up. \$25,000 is for relocating the pavilion. The Event center has the location marked off where the pavilion will be at. There is no target date set for moving the pavilion.

10. UPDATE ON THE EXPENDITURE OF EDC FUNDS IN THE AMOUNT OF \$18,000 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.

Waiting on Tarrant County. It needs to be approved by the Commissioners' Court. Until then, Parker Hannifin employees can park on the grass.

11. UPDATE FROM PRESIDENT HOUK REGARDING NEW BUSINESSES FOR SALE OR LEASE.

Bank of American building is painted. The Bengale building has permanent signage up. Giggles Therapy is for sale. The Chiropractic building on Roberts Cut Off is being worked on. The Atomic Then and Now space is now an event center. The Coffee Shop space will open as a new coffee shop with a restaurant in the back space.

12. EXECUTIVE DIRECTOR REPORT.

Saturday's car show was a big success. This has been 25 years that they have had the car show at the Event Center.

5400 River Oaks Blvd-met with Kris Franks and an architect. Looking at a soda shop.

National Night Out-tomorrow at the Event Center from 6:00 p.m. to 8:00 p.m.

Haunted House is at the Event Center every Saturday in October.

Member Richardson-we approved \$75,000 for playground equipment. Have seen improvements at the center on the current playground equipment, volleyball court, and the basketball court.

13. 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

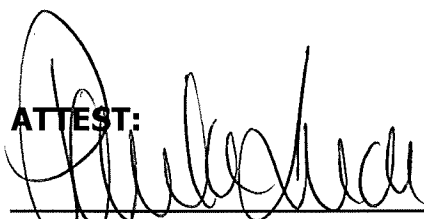
14. ACTION FROM EXECUTIVE SESSION.

NONE

15. ADJOURN

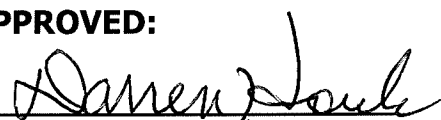
At 7:23 p.m., President Houk adjourned the meeting.

ATTEST:



Paula Luck, City Secretary

APPROVED:



Darren Houk, President