

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
OCTOBER 9, 2023**

MEMBERS PRESENT:

PRESIDENT DARREN HOUK
VP CHARLES RICHARDSON
DAN CHISHOLM
HEATHER KNIGHT
RAUL SANCHEZ

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

BUCK BYBEE
STEVE HOLLAND

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 Tuesday, October 9, 2023 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Knight gave the Invocation.

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

Member Knight 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 present except for Members Steve Holland and Member Buck Bybee.

6. CONSIDER APPROVAL OF MINUTES FROM THE SEPTEMBER 25, 2023 SPECIAL CALLED MEETING.

Member Chisholm moved, seconded by VP Richardson to approve the Minutes of the September 25, 2023 Special Called Meeting. All voted "Aye".

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

7. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING RECOMMENDATION APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION AS SUBMITTED BY THAT EYE PLACE AT 4829 GREEN OAKS DR. PURSUANT TO RESOLUTION #901-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

At 6:05 p.m., President Houk opened the Public Hearing.

Anthony Perez with That Eye Place was present. The property management has approved what is being requested. Requested is a channel illuminated sign, window coverings for theft prevention and to help on electric costs, and planters on the outside. The front monument sign, the property management only wanted one side.

The strip center must be split between the number of units which is only \$1,250.00 for this unit. There is no sales tax collected.

Anthony would like this amount to go towards the illuminated sign.

At 6:14 p.m., President Houk closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION AS SUBMITTED BY THAT EYE PLACE AT 4829 GREEN OAKS DR. PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

VP Richardson moved, seconded by Member Chisholm that the River Oaks 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 That Eye Place at 4829 Green Oaks Drive to enter into a Development Agreement for a Business Improvement Grant in the amount of \$1,250.00 (Strip Center eligibility maximum matching grant) for exterior improvements pending proof that all taxes are current on the property and further find that the applicant is qualified for expenditure under Resolution #907-2018 pursuant to Section 505.158 of the Texas Local Government Code that the project is authorized for the Expenditure of 4B funds having been found suitable to promote or develop new or expanded business enterprises within the city that create or retain jobs and further provide That Eye Place provide written documentation stating that the property owner consents to the improvements prior to the start of construction and that all pay receipts and invoices be submitted to the City Secretary prior to reimbursement. All voted "Aye".

UPDATES FOR DISCUSSION AND/OR ACTION:

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

A Certificate of Occupancy has been applied for by the Bengale building. It will be used for offices.

10. UPDATE FROM PRESIDENT HOUK ON RIBBON CUTTING EVENTS.

Nothing to report.

11. UPDATE ON TERMINATION LETTER FOR BUS SERVICE WITH FORT WORTH TRANSPORTATION AUTHORITY (TRINITY METRO) DATED SEPTEMBER 27, 2023.

A letter was sent to them for the cancellation. It was suggested to send out a short survey from the city since the one created by Trinity Metro is confusing. And it was mentioned we need to notify the riders.

President Houk is looking at re-ordering Christmas banners. Next year is the city's 75th anniversary and we need to do something. Maybe look at getting some banners celebrating the 75th year. The Shirley's want to do a float again for the Christmas parade.

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.

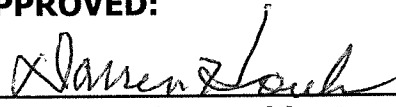
13. ACTION FROM EXECUTIVE SESSION.

NONE

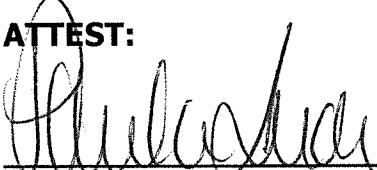
14. ADJOURN

At 6:42 p.m., President Houk adjourned the meeting.

APPROVED:


Darren Houk, President

ATTEST:


Paula Luck, City Secretary