

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

**MEMBERS PRESENT:**

PRESIDENT DARREN HOUK  
STEVE HOLLAND  
BUCK BYBEE  
DAN CHISHOLM  
DAVID BEDFORD

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK  
PUBLIC WORKS DIRECTOR GORDON SMITH

**MEMBERS ABSENT:**

VP CHARLES RICHARDSON

1. CALL TO ORDER

With a quorum present, President Houk called the Regular Called Meeting of the Economic Development Corporation to order at 6:00 p.m. on Monday, January 9, 2023 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Chisholm gave the Invocation.

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

Member 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.

NONE

5. MEMBER ROLL CALL

All members were present except for VP Richardson.

At this time, President Houk skipped to Item #13. Longtime EDC Member Greg Hendrickson passed away December 31, 2022. He was one of the original members when EDC was created and has served on this board every year. The city flag is at half mass. His funeral will be at First Presbyterian Church in Fort Worth possible on January 20<sup>th</sup>. Both Greg and his daughter, Andrea's funeral will be combined.

Member Holland-him, Greg Hendrickson and Charles Richardson were the original members when created. Greg was very dedicated and liked to be involved with the city. He was also a Storm Water member and a storm spotter with James Myrick. He left big shoes to fill. Gary Stillings, a long-time resident of River Oaks passed away.

President Houk-his father passed away and appreciates all who have reached out. He was a man of faith and lived to be 90 years old.

Member Chisholm-Jerry Baker passed away and Police Chief Stewart's mom passed away.

6. CONSIDER APPROVAL OF MINUTES FROM THE NOVEMBER 14, 2022 REGULAR CALLED MEETING.

**Member Chisholm moved, seconded by Member Holland to approve the Minutes of the November 14, 2022 Regular Called Meeting. All voted "Aye".**

**ITEMS FOR APPROVAL CONSIDERATION:**

7. CONSIDER APPROVAL OF FY 2023 FIRST QUARTER FINANCIAL REPORT (OCTOBER 1 THROUGH DECEMBER 31, 2022).

CM Gregory reported the beginning balance for the 1<sup>ST</sup> quarter was **\$162,086.09**; sales tax for the quarter totaled **\$75,181.65**; interest from the bank was **\$19.14**; resulting in total revenues of **\$75,200.79**. Total expenditures for the quarter of **\$62,899.78**-yielding an ending balance of **\$174,387.10**. Texpool beginning balance was **\$162,086.09**; interest received was **\$2,382.52**-resulting in an ending balance of **\$271,124.20**. Total ending balance in the bank and Texpool is **\$445,511.30**.

Taylor's Rental was used for the banner lift. There were six employees for two days at six hours each and they repaired a couple of other banners. If we leave the brackets up, the next banner replacement should go a lot faster and lower employee cost. President Houk would like to meet with PWD Smith to discuss numbers and possible spring and summer banners.

Petty and Associates came to council and is helping with applying for the NCTCOG grant for Meandering Road which is done by resolution.

**Member Holland moved, seconded by Member Chisholm to approve the FY 2023 First Quarter Financial Report. All voted "Aye".**

8. DISCUSSION AND/OR ACTION ON EXPENSES INCURRED FOR THIS YEAR'S CHRISTMAS PARADE AND TREE LIGHTING EVENT.

Rumor has it that the company we hired to install the lights is storing them for us. We need verification on who is storing the lights since it was talked about the city storing them.

9. DISCUSSION AND/OR ACTION ON EDC BANNERS.

Liked the banners that are lower. No one has been bothering the banners at this height. Would like to continue with future banners.

**UPDATES FOR DISCUSSION AND/OR ACTION:**

10. UPDATE BY PRESIDENT HOUK REGARDING THIS YEAR'S CHRISTMAS PARADES THAT EDC PARTICIPATED IN.

The EDC float was in the Fort Worth Parade, Sansom Park Parade, and the Stockyards Parade.

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

Atomic Then and Now and Boulevard Brew are interested in Ribbon Cuttings. Maybe do one for the whole strip. A new salon school is opening in the old Spence Pharmacy location. In talking with Heather at Elate Properties, she is getting very good feedback. Have two people that are seriously interested in buying. Would be interested in the city participating in their open houses.

12. UPDATE FROM THE EXECUTIVE DIRECTOR ON DEVELOPMENT WITHIN THE CITY.

Member Holland asked about the Shenna house that the city had owned. CM Gregory- there have been a few break ins but they are still fixing the house up.

13. TRIBUTE TO BOARD MEMBER DIRECTOR GREG HENDRICKSON.

This item was done after Item #5.

14. 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**

15. ACTION FROM EXECUTIVE SESSION.

**NONE**

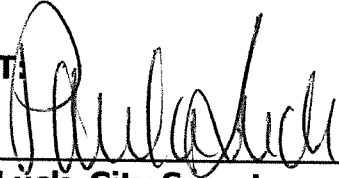
16. ADJOURN

**At 6:55 p.m., President Houk adjourned the meeting.**

**APPROVED:**

  
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**Darren Houk, President**

**ATTEST:**

  
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**Paula Luck, City Secretary**