

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
FEBRUARY 12, 2024**

MEMBERS PRESENT:

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

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

BUCK BYBEE

1. CALL TO ORDER

With a quorum present, President Houk called the Regular Called Meeting of the Economic Development Corporation to order at 6:02 p.m. on Monday, February 12, 2024 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.

President Houk and Member Knight's daughter 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 Member Bybee.

6. CONSIDER APPROVAL OF MINUTES FROM THE JANUARY 8, 2024 REGULAR CALLED MEETING.

VP Richardson moved, seconded by Member Chisholm to approve the Minutes of the January 8, 2024 Regular Called Meeting. All voted "Aye".

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

7. DISCUSSION AND/OR ACTION ON PROMOTING THE CITY'S 75TH ANNIVERSARY CELEBRATION.

The question is, does EDC want to fund the 75th anniversary? Decals are made, envelope stickers are made, the banners are done but would like to order four more, and the stamp is done. The flags and lapel pins are ordered. The flags cost \$100.00 per flag and the location of the flags will be decided later. We may just replace the current city flag with the 75th anniversary flag. So far, the expenses have come under the \$1,000.00 that EDC approved. The banners will be mixed in with CISD banners and the Springfest banners. A book is being put together at no charge that will go up for sale.

The Shirley's have put some concerts together and are trying to book concerts once a month. A lot of photos and documents have been scanned and are continuing to be scanned. Tentatively the main event will be on Saturday, October 5th. We have reached out to the fine arts department at CISD for the jazz band to play 4 or 5 songs at the main event. Former Mayor Jack Adkison is the only one alive besides staff members, that was present when the time capsule was put in place. The time capsule was not supposed to be removed until the 100th year anniversary but suggests opening it up now and displaying the contents and put the capsule back. The school has two time capsules that were supposed to be pulled in 2020. They are thinking about combining our retrieval and their retrieval together. Would like to do a 75h anniversary time capsule and maybe get the school involved with the items in the new time capsule. Member Holland mentioned while he was in Scouts, he helped build the building at the Lions Club.

Member Holland moved, seconded by Member Chisholm to transfer up to \$2,500.00 within the EDC budget for the 75th anniversary celebrations. All voted "Aye".

UPDATES FOR DISCUSSION AND/OR ACTION:

8. UPDATE FROM PRESIDENT HOUK REGARDING NEW BUISNESES OR PROPERTIES FOR SALE OR LEASE.

There are no new properties for sale.

The new business are:

El Antojito Snacks and Desserts at 4817 A Green Oaks-opening around middle of March; Compadres Bakery at 4825 Green Oaks-opening in a week or two; We Care Health Clinic at 1011 Roberts Cut Off-not heard of when they want a grand opening; Affordable Auto Upholster at 5441 River Oaks Blvd; Boulevard Brew at 5406 River Oaks Blvd-under new ownership; Faded Art Barber Shop at 5408 River Oaks Blvd-under new ownership; Laundry King at 5159 River Oaks Blvd-under new management; AK Hospitality (Funky Town Wash) at 1207 Roberts Cut Off-under new ownership; J's Casa Burger at 5181 River Oaks Blvd-under new ownership.

Had a good meeting with a coffee shop called Race Street Coffee that is on Magnolia and has two other locations, one in Deep Ellum. He wanted to move to the River District and was told he needed to move to the River Oaks area. There are no vacant buildings available right now that are a good fit for him.

There is a vacant Chiropractic building on Roberts Cut Off.

9. UPDATE FROM PRESIDENT HOUK ON UPCOMING RIBBON CUTTING EVENTS.

No new ribbon cutting events scheduled.

10. EXECUTIVE DIRECTOR REPORT:

-UPDATE ON NEW CONSTRUCTION PROJECT FOR JOLLY'S C STORE AT 4710 RIVER OAKS BLVD-probable opening in late March 2024.

-FINANCE REPORTING-we have expended 58.68% of the budget and collected 33.39% of the projected revenues as of January 31, 2024.

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

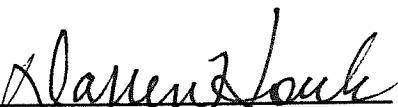
12. ACTION FROM EXECUTIVE SESSION.

NONE

13. ADJOURN

At 7:07 p.m., President Houk adjourned the meeting.

APPROVED:


Darren Houk, President

ATTEST:


Paula Luck, City Secretary