

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
FEBRUARY 13, 2023**

MEMBERS PRESENT:

PRESIDENT DARREN HOUK
VP CHARLES RICHARDSON
BUCK BYBEE
DAN CHISHOLM
DAVID BEDFORD
STEVE HOLLAND

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK
PUBLIC WORKS DIRECTOR GORDON SMITH
EMERGENCY MGT JAMES MYRICK
EVENT CENTER DIRECTOR SHIRLEY BLOOMFIELD
EVENT CENTER DIRECTOR SHIRLEY WHEAT

CITY COUNCIL MEMBERS PRESENT:

COUNCIL MEMBER JOHN CLARIDGE

MEMBERS ABSENT:

NONE

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, February 13, 2023 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Bybee 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. Council Member John Claridge is present.

6. CONSIDER APPROVAL OF MINUTES FROM THE JANUARY 9, 2023 REGULAR CALLED MEETING.

VP Richardson abstained from voting due to him not being present at the January 9, 2023 Regular Meeting.

Member Chisholm moved, seconded by Member Bedford to approve the Minutes of the January 9, 2023 Regular Called Meeting with correction after Item #5 "Gary Stillings". All voted "Aye".

7. CONSIDER APPROVAL TO ENTER INTO A MODIFIED ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT TO REIMBURSE CONSTRUCTION PERMIT FEES NOT EXCEEDING \$4,000 REGARDING RENEWAL OF EXPIRED PERMITS PURSUANT TO SECTION 105.5 "EXPIRATION" OF THE 2015 INTERNATIONAL BUILDING CODE AS ADOPTED FOR 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 present. The original agreement was not to exceed \$10,000.00. The gas pump island has not been permitted yet. With the pump island, the cost for permits is \$10,976.25 which is \$976.25 over what was approved. The \$4,000.00 renewal cost includes the gas pump permit. This agreement is to modify the original agreement and includes the additional funds. All permits have expired and need to be renewed. There were delays at the beginning from the bank on the loan on withdrawal of the funds, the metal was delayed, the gas pump was delayed, and now the gas tanks are delayed. The gas pumps are currently in storage. The roof framing will start this week or next week and should take about two weeks to complete. A lot of materials have been purchased and waiting to be installed. Will pour the concrete and install the gas tanks later when they come in. All should be complete by April 30th except for the gas tanks.

It was mentioned that Oncor needs to be contacted now to get the power set up so there is not a delay. The top part of the building is for hiding the electric and the vent-a-hood. The restaurant will be a drive-thru, have expresso coffees and fried chicken. There will be no franchise in this.

Member Chisholm moved, seconded by Member Bybee to amend the permit price to include the cost of the gas pump island and to extend the permit date to August 15, 2023 at a total cost of \$8,026.25 in which \$6,976.25 that was already paid to the General Fund and \$1,050.00 will be due to the General Fund for the gas pump island permit. All voted "Aye".

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARING:

8. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING A PROJECT PURSUANT TO SECTION 505.152 "PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES" OF THE TEXAS LOCAL GOVERNMENT CODE TO PROMOTE ECONOMIC DEVELOPMENT THAT INCLUDES A PROJECT PROMOTING COMMUNITY CENTER OPERATIONS SUITABLE FOR COMMUNITY ENTERTAINMENT, TOURIST, CONCERT HALLS AND EVENTS.

At 6:37 p.m., President Houk opened the Public Hearing.

This was taken to Council and Council wanted this taken to EDC since EDC can support if deemed fit. The laborer at the Event Center had been budgeted full time but we decided to make this employee part time effective October 1, 2022 since there are hardly any events going on at the center and each department has looked at ways to decrease their budgets and the Shirley's were fine with this decision. A person was hired for that position and he had thought that because he was on social security, he could only make so much so part time was fine for him. He even signed the hiring form for the part time position. Now this employee has found out he can work a full-time position while collecting social security. With the City Manger's approval, this employee has been working full time since October 1st since there were several events going on and he was needed. They were told this will be relooked at after the first of the year. Requesting is EDC either cover the October 1st until now the short fall of paying him as a full-time employee of \$4,467.90 or covering the short fall and covering the difference in continuing with him as full-time until the end of this budget year.

It was talked about how rentals our down because people don't have the money to spend on rentals, it was talked about getting rid of the clothes closet, and it was talked about if this employee could work full-time with three days at the center and two days in Public Works. But Public works does not have an opening for this.

At 7:24 p.m., President Houk closed the Public Hearing.

9. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF THE EXPENDITURES OF ECONOMIC DEVELOPMENT CORPORATION FUNDS THAT HAS BEEN QUALIFIED BY THE ECONOMIC DEVELOPMENT CORPORATION AS AN ACCEPTABLE PROJECT THAT WILL PROMOTE ECONOMIC DEVELOPMENT THAT INCLUDES A PROJECT PROMOTING COMMUNITY CENTER OPERATIONS SUITABLE FOR COMMUNITY ENTERTAINMENT, TOURIST, CONCERT HALLS AND EVENTS.

Member Bybee moved, seconded by Member Beford to transfer \$4,467.50 to cover the short fall only. All voted "Aye".

ITEMS FOR APPROVAL CONSIDERATION:

10. DISCUSSION AND/OR ACTION AMENDING THE FISCAL YEAR 2022-2023 EDC BUDGET TO EXPAND THE BUDGET FOR CAPITAL PROJECT TO PURCHASE AND INSTALL BANNERS.

We had 20 new banners and four old banners. We lost some in the tornado recently. All the old banners are not reusable. The new banners were bought at half price of our old ones but the labor cost and the lift cost were expensive and we have gone over budget. All brackets have been replaced and when we took the banners down, we took the arms down but the brackets are still up. We can move money around in the budget to cover the overage for now. May need to look at another source for installing and taking down banners for the future.

11. DISCUSSION AND/OR ACTION ON FIREWORKS DISPLAY TO BE FUNDED BY E.D.C. FOR THIS YEAR'S ALL-AMERICAN FESTIVAL WITH PYRO SHOWS OF TEXAS.

Thought during the budget workshops, it was agreed to go ahead and continue with Pyro Shows since they were the cheapest for this year. We went ahead and paid the deposit to hold our spot. Our costs should be about \$6,400.00 that is after the donation

from Victory Church like they have done in the past. Maybe for next year, need to research other options.

UPDATES FOR DISCUSSION AND/OR ACTION:

12. UPDATE FROM PRESIDENT HOUK REGARDING ECONOMIC DEVELOPMENT, NEW BUSINESSES OR PROPERTIES FOR SALE OR LEASE.

The building where Maven's Moon was in is being fixed up. There is a new boutique and a graphic artist going into that strip center.

There is a spa school opening in our city.

13. DISCUSSION AND/OR ACTION ON RIBBON CUTTING EVENTS.

Elate Properties (Black Oak property) ribbon cutting is March 11th from 1-4 p.m. Both houses will be complete for touring. Would like Star Telegram notified on this ribbon cutting.

There are other new houses going on around the city.

President Houk was asked by Grump's to help with an interview about Grump's that will be on the news soon.

14. DISCUSSION AND/OR ACTION ON EXPANDING FUNDS FOR A PLAQUE IN MEMORY OF LONG TIME BOARD MEMBER DIRECTOR GREG HENDRICKSON.

The cost of the plaque should be under \$200.00.

President Houk moved, seconded by Member Bybee to expend up to \$200.00 for the plaque in memory of Greg Hendrickson. All voted "Aye".

15. 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

16. ACTION FROM EXECUTIVE SESSION.

NONE

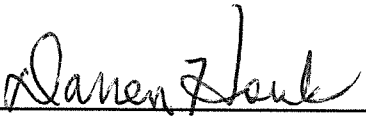
President Houk-The Bank of America building is listed for \$3.2 million. Was told by someone they saw it listed online for \$1.3 million but unable to find it online for that price. Boulevard Brew has a new owner. Springfest is coming up soon.

Member Chisholm-Atomic Then & Now needs a bigger building and he mentioned the AAA Motors building on the corner of Merritt and the Blvd. CM Gregory-supposedly there is another contract on the AAA Motors building.

17. ADJOURN


At 7:57 p.m., Member Chisholm moved, seconded by Member Bybee to adjourn the meeting.

APPROVED:



Darren Houk, President

ATTEST:



Paula Luck, City Secretary