

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR CALLED MEETING  
MARCH 10, 2025**

**MEMBERS PRESENT:**

PRESIDENT DARREN HOUK  
CHARLES RICHARDSON  
DAN CHISHOLM  
STEVE HOLLAND  
BUCK BYBEE  
VP RAUL SANCHEZ

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK  
COUNCIL MEMBER JOHN CLARIDGE

**MEMBERS ABSENT:**

HEATHER KNIGHT

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, March 10, 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 Member Knight.

6. CONSIDER APPROVAL OF MINUTES FROM THE FEBRUARY 10, 2025 REGULAR CALLED MEETING.

**Member Bybee moved, seconded by Member Chisholm to approve the Minutes of the February 10, 2025 Regular Called Meeting. All voted "Aye".**

**PUBLIC HEARING/ACTION FROM PUBLIC HEARING:**

7. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION AS SUBMITTED BY COMPADRES BAKERY AT 4825 GREEN OAKS DRIVE PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

No one was present. The work is already done. The process is to come to the board before the work has been done. The amount requested is \$1,250.00 which is \$10,000.00 for the whole strip divided by 8 spaces.

This item will be tabled to April 7<sup>th</sup>, 2025 so the board can ask questions.

8. ACTION FROM PUBLIC HEARING: CONSIDER RECOMMENDATION APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION AS SUBMITTED BY COMPADRES BAKERY AT 4825 GREEN OAKS DRIVE PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

**NONE**

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

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

Conrad's Auto Shop that was on Roberts Cut Off has moved out and is looking for a new location in River Oaks. The space Atomic Then and Now was in is vacant. The tire shop (also a full mechanic shop) that is next to O'Reilly's will be taking over the building at Merritt and the Blvd. They will operate both spaces.

10. UPDATE FROM PRESIDENT HOUK ON MEETING WITH MIGUEL RUIZ OFFERING MARKETING ASSISTANCE FOR SMALL BUSINESSES.

President Houk met with Miguel Ruiz. President Houk wants to have a small luncheon from 12:00 p.m. to 1:00 p.m. inviting businesses and explaining to them what EDC can do, and Mr. Ruiz will explain to the businesses what he can do for them. The lunch will be at Italianos in their back room. The board picked March 26<sup>th</sup> for the luncheon.

11. DISCUSSION AND/OR ACTION ON THE PURCHASE AND INSTALLATION OF CITY BANNERS.

This item was tabled to a later date.

12. DISCUSSION AND/OR ACTION ON PAINTING THE STRIP CENTER AT 920 ROBERTS CUT OFF ROAD OWNED AND OPERATED BY THE CITY OF RIVER OAKS.

President Houk got the impression that EDC doesn't want to pay for the painting of this strip center. EDC purchased this property for development. According to our City Attorney, the city owns the building, and the city will maintain it. The General Fund never reimbursed EDC for this property. All rental income is deposited into the General Fund and all expenses come from the General Fund.

13. DISCUSSION AND/OR ACTION ON SCHEDULING A WORK SESSION TO DISCUSS THE FOLLOWING: CITY OWNED REAL PROPERTY AT 920 ROBERTS CUT OFF AND BRANDING AS A MARKETING TOOL FOR THE ECONOMIC DEVELOPMENT CORPORATION.

Board would like a profit and loss statement for the last two calendar years for 920 Roberts Cut Off. Looking at June 9<sup>th</sup> for a work session after the regular meeting.

The current EDC website has not been updated. The website needs to be updated daily.

14. EXECUTIVE DIRECTOR REPORT.

Jolly's had their appreciation day this past Friday and it was very successful.

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**

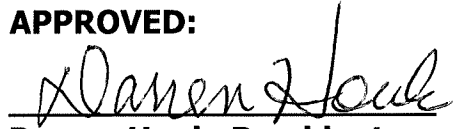
16. ACTION FROM EXECUTIVE SESSION.

**NONE**

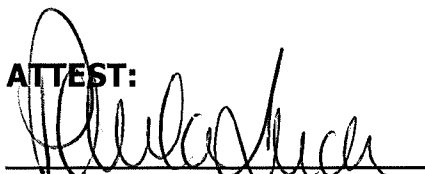
17. ADJOURN

**At 7:15 p.m., President Houk adjourned the meeting.**

**APPROVED:**

  
**Darren Houk, President**

**ATTEST:**

  
**Paula Luck, City Secretary**