

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
MARCH 11, 2024**

MEMBERS PRESENT:

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

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK
EVENT CENTER DIRECTOR SHIRLEY WHEAT
FIRE CAPTAIN EUGENE YEDINAK
FIRE ENGINEER STEVE SANDERS

MEMBERS ABSENT:

BUCK BYBEE
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 11, 2024 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Holland gave the Invocation.

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

Member Holland 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 and Member Knight.

6. CONSIDER APPROVAL OF MINUTES FROM THE FEBRUARY 12, 2024 REGULAR CALLED MEETING.

Member Holland moved, seconded by VP Richardson to approve the Minutes of the February 12, 2024 Regular Called Meeting. All voted "Aye".

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

7. DISCUSSION AND/OR ACTION ON TERMINATING BUS SERVICE WITH FORT WORTH TRANSPORTATION AUTHORITY ON MARCH 27, 2024 AND ENTERING INTO AN AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY FOR MOBILITY-IMPAIRED TRANSPORTATION SERVICE.

Detra Whitmore was present. This contract is for the Access Paratransit Service. The fee for the Access Paratransit is \$40.33 per trip and will increase 5% in each extended term. Since the city terminated the bus service, it is up to the city to notify the residents of this termination. The bus shelter and the bus stops will be removed after the termination date.

Member Holland moved, seconded by Member Chisholm to recommend to the City Council to approve entering into an agreement with the Fort Worth Transportation Authority for Mobility-Impaired Transportation Services only. All voted "Aye".

8. GROUP REPRESENTATION OF BUSINESSES IN THE 5400 BLOCK OF RIVER OAKS BLVD (5400-5412) REQUESTING EDC FUNDING PARTICIPATION FOR AN UPCOMING GROUP EVENT.

Austin Burkholder with Atomic Then & Now at 5410 River Oaks Blvd was present. Six businesses are included in this request (5400-5412 River Oaks Blvd). This is for an open house for this block of businesses. Requesting any type of financial assistance for this community event. Looking at April 6th (evening) and April 7th (morning) for this event.

President Houk moved, seconded by Member Holland to approve up to \$500.00 at the City Managers discretion. All voted "Aye".

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

9. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION FROM FADED ART BARBERSHOP LOCATED AT 5408 RIVER OAKS BLVD PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

At 6:26 p.m., President Houk opened the Public Hearing.

Ken March with Faded Art Barbershop was present. The BIG grant application is for window graphics and signage. According to the resolution, the city can only do \$10,000.00 total for a strip center divided out by the number of businesses which this one is \$2,000.00 per business that are in a strip center and it only counts for the business facing River Oaks Blvd. All the information has been received.

At 6:34 p.m., President Houk closed the Public Hearing.

10. ACTION FROM PUBLIC HEARING: CONSIDER RECOMMENDATION APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION FROM FADED ART BARBERSHOP AT 5408 RIVER OAKS BLVD PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

Member Holland moved, seconded by VP Richardson 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 Faded Art Barbershop at 5408 River Oaks Blvd to enter into a Development Agreement for a Business Improvement Grant in the amount of \$2,000.00 (50% matching grant for strip center) for exterior improvements pending proof that all taxes are current on the property, the applicant provides a signed repayment clause and in conclusion I 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 expenditures of 4B funds having been found suitable to promote or develop new or expanded business enterprises within the City that create or retain jobs. All voted "Aye".

11. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION FROM ITALIANOS RESTAURANT LOCATED AT 5442 RIVER OAKS BLVD PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

This item was not discussed.

12. ACTION FROM PUBLIC HEARING: CONSIDER RECOMMENDATION APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION FROM ITALIANOS RESTAURANT AT 5442 RIVER OAKS BLVD PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

This item was not discussed.

UPDATES FOR DISCUSSION AND/OR ACTION:

13. DISCUSSION AND/OR ACTION ON ENTERING INTO AN AGREEMENT FOR THIS YEAR'S ALL AMERICAN FESTIVAL FIREWORKS SHOW.

Met with Pyro Shows and the quote is attached. If we do the fireworks at the Event Center, we will have to close Blackstone, Roberts Cut Off, and Winters and will have to shoot cakes which is more expensive. Chief Shelley did not recommend having the fireworks at the center because it is too close to residential property, the field will be dry, attendance will increase which could cause problems if something does happen, access for emergency vehicles will be diminished, and parking areas to the proposed launch area is dangerously too close. Years ago, fireworks were at the center.

Mayor Houk moved, seconded by Member Chisholm to spend up to \$9,600.00 and let City Manager Gregory make the decision. All voted "Aye".

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

No new properties for sale or lease.

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

Compadres Bakery at 4825 Green Oaks would like a ribbon cutting.

Have not heard back from the medical clinic on Roberts Cut Off.

Jolly's C Store will want a ribbon cutting.

16. EXECUTIVE DIRECTOR REPORT.

Jolly's C Store may open late March 2024.

The development agreement with Nish Mediterranean Grill final payment is due this year.

17. 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

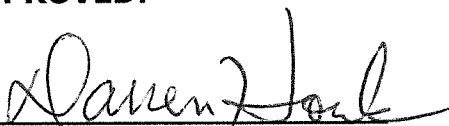
18. ACTION FROM EXECUTIVE SESSION.

NONE

19. ADJOURN

At 7:09 p.m., President Houk adjourned the meeting.

APPROVED:


Darren Houk, President

ATTEST:


Paula Luck, City Secretary