

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

**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, March 13, 2023 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.

Don Istook (1700 Inspiration Lane)-was told EDC was going to be dissolved. EDC helps a lot of businesses and is has a specific purpose. EDC members clarified that this election is not to dissolve the EDC. This election is to re-allocate the EDC sales tax. EDC would remain a department if the sales tax were re-allocated to the General Fund.

5. MEMBER ROLL CALL

All members were present.

The City Council tabled filling the vacant EDC seat until the mayor's appointments in June 2023 and to advertise all board vacancies.

6. CONSIDER APPROVAL OF MINUTES FROM THE FEBRUARY 13, 2023 REGULAR CALLED MEETING.

**Member Chisholm moved, seconded by Member Richardson to approve the Minutes of the February 13, 2023 Regular Called Meeting. All voted "Aye".**

**PUBLIC HEARINGS/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 ATOMIC THEN AND NOW AT 5410 RIVER OAK BLVD. PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

At 6:12 p.m., President Houk opened the Public Hearing.

No one from Atomic Then and Now was present. The BIG grant is mainly the exterior of the building and matches up to \$20,000.00. Atomic Then and Now has a banner as the sign and a wood frame around it. They are going to replace it with a 3D metal sign with LED lights in the back of it. The size meets the zoning ordinance. The price of the sign is \$3,500.00 which includes electrical work. EDC's part would be \$1,750.00. Will get a letter from the building owner authorizing the sign and will get an itemized invoice from the business owner.

At 6:21 p.m., President Houk closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER RECOMMENDATION APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION AS SUBMITTED BY ATOMIC THEN AND NOW AT 5410 RIVER OAKS BLVD. PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

**Member Chisholm moved, seconded by Member Bybee 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 Atomic Then and Now at 5410 River Oaks Blvd to enter into a Development Agreement for a Business Improvement Grant in the amount of \$1,750.00 (50% matching grant) for exterior improvements pending proof that all taxes are current on the property and further 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 expenditure 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".**

9. CONSIDER APPROVAL OF REQUEST TO EXPEND PROMOTIONAL FUNDS IN SUPPORT OF THIS YEAR'S SPRINGFEST CAR SHOW ON APRIL 21<sup>ST</sup> AND 22<sup>ND</sup>.

Micki Windle was present. This event will hopefully be bigger than last year. Will have Hank FM radio station and The Ranch radio station doing ad promos and commercials and will have a kid's zone. The cost for this is \$2,500.00 so requesting promotional funds from EDC. This is a sole proprietor event by Darren Houk. Micki has done the

Artful Village and pop-up events. Last year, a profit was not made. There is no charge to attend the event. But they do sell registrations, food, shirts, and sponsorships. They do pay for trophies, t-shirts, the band, and PA system. Camp Carter donates the facility. There are a lot of volunteers that help for the Friday night cruise and the car show. Last year there was a little under 10,000 people in attendance.

This is a promotional event like the D & D Rockin Rods Car Show that EDC pays for each year.

**Member Chisholm moved, seconded by Member Bedford to approve up to \$2,500.00 to the SpringFest Car Show. All voted "Aye".**

10. DISCUSSION AND/OR ACTION ON REQUEST FROM DON ISTOOK TO PRESENT A DEVELOPMENT PLANNING PROPOSAL IN THE CASTLEBERRY GARDENS ADDITION.

Don Istook was present. D & L Properties has partnered with RMS homes. Would like to purchase the property at 5550 Baylor and build five new single-family homes. Had previously built 10 new homes in River Oaks which put \$2.5 million on the tax roll. These five new homes will be very similar to the 10 homes that were built. The city receives no property tax dollars from this property and has not for many years.

At 7:01 p.m., President Houk went into Executive Session under Section 551.072.

At 7:42 p.m., President Houk reconvened back into Executive Session.

No action was taken.

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

11. DISCUSSION AND/OR ACTION ON EDC BANNERS.

We can move money from Legal to the Banners to cover the overage and zero that account out. But if EDC wants to purchase and install new banners, a budget adjustment will have to be made. Normally we take the banners down during storm season and put them back up afterwards. We can start looking at spring banners now.

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

The Spa School has had numerous problems with the building. There is a pizza place in Crowley that has been talked to. There is also another pizza place that is interested in River Oaks.

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

Had the Elate Properties ribbon cutting event this past Saturday for the Boston Lane properties.

14. UPDATE ON ECONOMIC DEVELOPMENT AGREEMENT WITH ANWAR KHALIL D/B/A ZAIDEE SILWAD INC FOR THE RESTAURANT AT 4913 OHIO GARDEN RD.

This is Nish Restaurant. The reimbursement amount for 2022 is \$8,905.10.

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.

This item was done under Item #10.

16. ACTION FROM EXECUTIVE SESSION.

**NONE**

President Houk-River Oaks Grump's is its #2 location. It hit \$1 million in under a year.

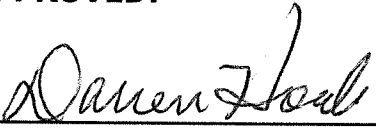
VP Richardson-on January 9<sup>th</sup>, EDC was told they would have an update on the signs. Need new estimated completion date since was told the new signs would all be installed by this spring. Would like to know when EDC approved the sign purchases and how many have we received and how many have been installed.

CM Gregory-Jeremy Bell is Interim Public Works Director on a 180-day period.

17. ADJOURN

**At 8:02 p.m., President Houk adjourned the meeting.**

**APPROVED:**

  
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**Darren Houk, President**

**ATTEST:**

  
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**Paula Luck, City Secretary**