

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR CALLED MEETING  
APRIL 8, 2024**

**MEMBERS PRESENT:**

PRESIDENT DARREN HOUK  
HEATHER KNIGHT  
DAN CHISHOLM  
BUCK BYBEE

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK

**MEMBERS ABSENT:**

RAUL SANCHEZ  
VP CHARLES RICHARDSON  
STEVE HOLLAND

1. CALL TO ORDER

With a quorum present, President Houk called the Regular Called Meeting of the Economic Development Corporation to order at 6:01 p.m. on Monday, April 8, 2024 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Chisholm gave the Invocation.

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

Member Chisholm 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 Members Sanchez, Member Holland and VP Richardson.

6. CONSIDER APPROVAL OF MINUTES FROM THE MARCH 11, 2024 REGULAR CALLED MEETING.

**Member Chisholm moved, seconded by Member Bybee to approve the Minutes of the March 11, 2024 Regular Called Meeting. All voted "Aye".**

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

7. CONSIDER APPROVAL OF FY 2024 SECOND QUARTER REPORT (JANUARY 1-MARCH 31, 2024).

CM Gregory reported the beginning balance for the 2<sup>nd</sup> quarter was **\$290,311.03**; sales tax for the quarter totaled **\$76,555.49**; interest from the bank was **\$36.85**; resulting in total revenues of **\$76,592.34**. Total expenditures for the quarter of **\$49,350.29**-yielding an ending balance of **\$317,553.08**. Texpool beginning balance was **\$285,017.39**; interest received was **\$3,803.49**-resulting in an ending balance of **\$288,820.88**. Total ending balance in the bank and Texpool is **\$606,373.96**.

**Member Bybee moved, seconded by Member Chisholm to approve the FY 2024 Second Quarter Financial Report. All voted "Aye".**

**PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:**

8. 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.

At 6:07 p.m., President Houk opened the Public Hearing.

No one was present. The owner of the building wants the part where the old sign was to be painted to match the building.

This Public Hearing will remain open until May 13, 2024 at 6:00 p.m.

9. 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.

**NONE**

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

10. UPDATE FROM THE EXECUTIVE DIRECTOR REGARDING QUOTES RECEIVED FOR THIS YEAR'S ALL AMERICAN FESTIVAL FIREWORKS SHOW.

Waiting for a third quote. Pyro Shows is \$9,600.00 for a 15-minute show. Pyrotex is \$24,000.00 for a 20-minute show.

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

There are no new businesses and no new properties for sale.

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

No new ribbon cutting events are scheduled but Jollys C-Store will want a ribbon cutting. Tomorrow is their soft opening for city employees from 11 a.m. to 2 p.m. There was a good turn out at the Compadres Bakery ribbon cutting.

13. EXECUTIVE DIRECTOR REPORT:

The TXDOT Public Hearing that was held on April 2<sup>nd</sup> can be viewed until April 17<sup>th</sup> and comments can be made.

Dan Kessler will be at the next city council meeting to give an update on Meandering Road.

Celebration of Life for Bob Jamison will be here on April 16<sup>th</sup> at 5:30 p.m.

14. 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**

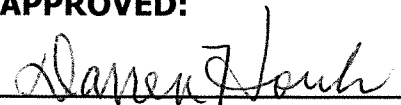
15. ACTION FROM EXECUTIVE SESSION.

**NONE**

16. ADJOURN

**At 6:24 p.m., President Houk adjourned the meeting.**

**APPROVED:**

  
**Darren Houk, President**

**ATTEST:**

  
**Paula Luck, City Secretary**