

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR CALLED MEETING  
JULY 11, 2022**

**MEMBERS PRESENT:**

PRESIDENT DAN CHISHOLM  
VP STEVE HOLLAND  
BUCK BYBEE  
GREG HENDRICKSON  
CHARLES RICHARDSON  
DAVID BEDFORD

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK

**MEMBERS ABSENT:**

DARREN HOUK

1. CALL TO ORDER

With a quorum present, Vice-President Holland called the Regular Called Meeting of the Economic Development Corporation to order at 6:01 p.m. on Tuesday, June 11, 2022 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Hendrickson gave the Invocation.

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

Member Hendrickson 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 Houk.

6. CONSIDER APPROVAL OF MINUTES FROM THE JUNE 7, 2022 REGULAR CALLED MEETING AND THE JUNE 20, 2022 SPECIAL CALLED MEETING.

**Member Hendrickson moved, seconded by Member Bedford to approve the Minutes of the June 7, 2022 Regular Called Meeting and the June 20, 2022 Special Called Meeting. All voted "Aye".**

7. STATEMENT OF APPOINTED OFFICIAL AND OATH OF OFFICE OF OFFICE FOR TERM YEAR 2022-2023 APPOINTEES.

CM Gregory gave the Statement of Appointed Official and Oath of Office to Dan Chisholm, Steve Holland and Buck Bybee.

8. ANNUAL MEETING: ELECTION OF PRESIDENT & VICE-PRESIDENT FOR TERM YEAR 2022-2023.

**VP Holland moved, seconded by Member Bybee to bypass the paper ballot and proceed with a verbal election. All voted "Aye".**

**VP Holland moved, seconded by Member Bybee to elect Darren Houk as President and Charles Richardson as Vice-President. All voted "Aye".**

Member Holland thanked Dan Chisholm for serving as President for many years. During that time, the sales tax has increased, the number of businesses in River Oaks have increased, and the street sign project had started.

At this time, VP Richardson took over the meeting.

9. DISCUSSION AND/OR ACTION REGARDING PROJECT FUNDING PURSUANT TO SECTION 505.158 "PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES PROPERTY" OF THE TEXAS LOCAL GOVERNMENT CODE TO PROMOTE NEW OR EXPANDED DEVELOPMENT THAT INCLUDED A PROJECT FOR TARGETED INFRASTRUCTURE BY CHANGING STREET NAMES SIGNS TO DECORATIVE SIGNS AS A PROMOTIONAL IMPROVEMENT FOR THE CITY.

Some new street signs are installed and the residents like the signs and want more installed. The total project is 380 signs at \$48.50 each which totals \$16,005.00. Proposing for the 2022-2023 budget is \$10,530.00 out of EDC. Some members asked how the signs help promote the city. The city logo is on each sign and the block numbers. Some of the signs may need to be larger to be better visible. Need to look at the cost of selling the current signs and possibly having the funds go towards the purchase of the new ones. The board agreed to finish the project and put funds in the new budget for this project.

10. CONSIDER APPROVAL OF FY 2022 THIRD QUARTER FINANCIAL REPORT (APRIL 1 THROUGH JUNE 30, 2022).

**Member Holland moved, seconded by Member Hendrickson to approve the FY 2022 Third Quarter Financial Report. All voted "Aye".**

11. STAFF REPORT: EXECUTIVE DIRECTORS REPORT.

Black Oak development-may need to research charging the residents on that street to pay the city for the maintenance on the detention pond.

Black Oak development behind dentist office-Mr. Edmondson passed away last week so not sure if this development will continue.

CM Gregory is working on the sales tax information on the new businesses that requested the grant money.

Jolly Dreams-construction has started.

Bank of America property-still up for sale.

1004 Merritt-no contact from the possible buyer.

Met with developer about building apartments off Roberts Cut Off and Meandering.

The old Bank of Texas building had a fire caused from electrical. No news on when the building will be finished.

12. WORK SESSION: FY 2023 BUDGET.

Revenue: Sales Tax \$250,000; Interest \$200; 920 RCO Income \$15,600; Sign Revenue \$3,000. Expenses: Sign & Sign Materials \$10,530; Miscellaneous Supplies \$500; 920 RCO Expenses \$10,000; Transit Service \$27,000; Other Professional Service \$15,000; Legal \$5,000; Travel & Training \$1,000; Dues and Memberships \$200; Property Incentives/Businesses \$35,000; Banners \$5,000; City Promotional \$8,500.

Total Revenues \$268,800; Total Expenditures \$117,730; leaving a surplus of \$151,070.

13. ACTION FROM WORK SESSION, IF ANY: SCHEDULE THE FY 2023 EDC BUDGET PUBLIC HEARING FOR AUGUST 23, 2022 AT 6:00 P.M.

**Member Holland moved, seconded by Member Bybee to schedule a Public Hearing for August 23, 2022 at 6:00 p.m. All voted "Aye".**

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

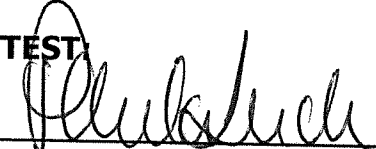
**At 7:14 p.m., Member Holland moved, seconded by Member Bybee to adjourn the meeting. All voted "aye".**

**APPROVED:**

  
Steve Holland, Vice-President

  
Charles Richardson, Vice-President

**ATTEST**

  
Paula Luck, City Secretary