

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
AUGUST 25, 2025**

MEMBERS PRESENT:

PRESIDENT DARREN HOUK
DAN CHISHOLM
BUCK BYBEE
CHARLES RICHARDSON

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

VP RAUL SANCHEZ
STEVE HOLLAND
DON ISTOOK

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 Tuesday, August 25, 2025 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. 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

3. MEMBER ROLL CALL

All members were present except for VP Sanchez, Member Holland and Member Istook.

4. CONSIDER APPROVAL OF MINUTES FROM THE AUGUST 11, 2025 REGULAR CALLED MEETING.

Member Richardson moved, seconded by Member Bybee to approve the Minutes of the August 11, 2025 Regular Called Meeting. All voted "Aye".

5. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENTS AND TESTIMONY REGARDING RECOMMENDED APPROVAL OF FISCAL YEAR 2026 ECONOMIC DEVELOPMENT CORPORATION FUND OPERATING BUDGET (OCTOBER 1, 2025 – SEPTEMBER 30, 2026) PURSUANT TO THE LOCAL GOVERNMENT CODE, TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

At 6:02 p.m., President Houk opened the Public Hearing.

Revenues: Sales Tax \$320,000; Interest \$13,000, Loan pay back \$3,600. Total Revenues \$336,600

Expenditures: Promotional Supplies \$5,000; Miscellaneous Supplies \$100; EDC Salary reimbursement \$135,532; Transit service \$21,000; Legal \$500; Publications \$300; Travel & Training \$2,500; Property Incentives/Businesses \$35,000; Banners \$10,000; Park improvements \$20,000; Matching Grant for parks \$75,000; City Promotional \$8,000. Total Expenditures \$312,932.00.

We have two more years on Nish and salary reimbursements. Need to add \$10,000 for the magazines in publications and need to increase the transit service to \$25,000. That will make a budget surplus of \$9,668 with the changes.

At 6:23 p.m., President Houk closed the Public Hearing.

6. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF THE REVENUES AND EXPENDITURES OF THE ECONOMIC DEVELOPMENT CORPORATION FUNDS AS PRESENTED FOR FISCAL YEAR 2026 OPERATING BUDGET BEING QUALIFIED BY THE ECONOMIC DEVELOPMENT CORPORATION AS APPROVED REVENUE AND EXPENDITURE PROJECTIONS FOR THE FY 2025-2026 BUDGET YEAR THAT WILL PROMOTE NEW OR EXPANDED BUSINESS DEVELOPMENT.

Member Richardson moved, seconded by Member Chisholm that pursuant to the Local Government Code, Title 12 "Planning and Development", Chapter 505 "Type B Corporations", the River Oaks Economic Development Corporation following a Public Hearing held on August 25, 2025 at 6:00 p.m. that was legally posted in accordance to the Open Meetings Act has qualified project expenditures in the fiscal year 2026 Economic Development Corporation budget related to business enterprise property incentives in the amount of \$35,000; a boulevard enhancement project for banners in the amount of \$10,000; a project related to public transportation in the amount of \$25,000, city promotional expenses in the amount of \$23,000 that promotes or develops new or expanded business enterprises that create or retain jobs and other professional services for salary reimbursement in the amount of \$135,532 in order to promote economic development within the city; a project related to recreational or community facilities for public park improvements in the amount of \$20,000; a project related to recreational or community facilities for park improvements in the amount of \$75,000 for a matching grant with the Texas Parks and Wildlife Department having been found suitable to promote or develop new or expanded business enterprises within the city that create or retain jobs. I further move to recommend that the River Oaks Economic Development Corporation approve the total revenue projections in the amount of \$336,600 and the total expenditure projections in the amount of \$326,932 as presented by the Executive Director to fund and operate the Economic Development Corporation for the Fiscal Year 2026 (October 1, 2025 through September 30, 2026). All voted "Aye".

7. 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

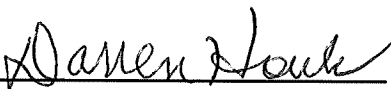
8. ACTION FROM EXECUTIVE SESSION.

NONE

9. ADJOURN

At 6:28 p.m., President Houk adjourned the meeting.

APPROVED:


Darren Houk, President

ATTEST:


Paula Luck, City Secretary