

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
AUGUST 8, 2022**

MEMBERS PRESENT:

PRESIDENT DARREN HOUK
VP CHARLES RICHARDSON
GREG HENDRICKSON
DAN CHISHOLM
DAVID BEDFORD

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

STEVE HOLLAND
BUCK BYBEE

1. CALL TO ORDER

With a quorum present, President Houk called the Regular Called Meeting of the Economic Development Corporation to order at 6:03 p.m. on Monday, August 8, 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 Holland and Member Bybee.

6. CONSIDER APPROVAL OF MINUTES FROM THE JULY 11, 2022 REGULAR CALLED MEETING.

Member Hendrickson moved, seconded by Member Bedford to approve the Minutes of the July 11, 2022 Regular Called Meeting. All voted "Aye".

President Houk thanked Member Chisholm for his hard work as President and thanked VP Richardson for serving as Vice-President.

7. DISCUSSION AND/OR ACTION REGARDING GOALS AND OBJECTIVES FOR THE FUTURE OF THE ECONOMIC DEVELOPMENT CORPORATION IN ORDER TO MARKET THE CITY AND TO PROMOTE AND EXPAND DEVELOPMENT AS PRESENTED BY PRESIDENT DARREN HOUK.

President Houk-years ago, he was looking for a small town for his roof company. This property was purchased in River Oaks because of EDC. He did apply for a BIG Grant, and it was approved. There are some members of the City Council that want to abolish the EDC and he is against it. Need to embrace the small-town feel. There are aging buildings on River Oaks Blvd. Was told by property management people years ago that River Oaks is hard to deal with. The process needs to be streamlined for starting a new business. Wants to recommend Blythe Reaves as the point of contact for new business and she will direct where the people need to go from there. The dentist was told he could not put certain things on that lot. Instead of saying "no", need to try and achieve their goal. We need to sell River Oaks and have a more positive attitude and we need to change the demographics. We need to publicize city activities and make relationships with commercial realtors.

Need to find out from the City Council what EDC's charge is and what is it that EDC wants to accomplish and what is the focus.

8. CONSIDER APPROVAL TO EXPEND EDC FUNDS FOR PURCHASING THE PAPERBACK BOOK "KEEPING THE LIGHTS ON DOWNTOWN".

Council Members received a copy of this book recently and it is very informative. Would like the EDC Board Members and the new Council Members to have a copy of this book.

Member Hendrickson moved, seconded by Member Bedford to approve the purchase of "Keeping the Lights on Downtown" book to not to exceed \$250.00. All voted "Aye".

9. STAFF REPORT: EXECUTIVE DIRECTORS REPORT.

Jolly's-construction is on-going.

Black Oak Development-construction is on-going.

Bank of America Building-still up for sale.

1004 Merritt-has a new contract for a new owner.

Townhome Development-project on hold.

New Development-met with new developer on possible apartments off Roberts Cut Off and Meandering.

10. WORK SESSION: FY 2023 BUDGET.

The only salary the Board will agree to paying for is \$10,000 towards Blythe Reaves salary for being the first point of contact for new businesses.

Revenue: Sales Tax \$250,000; Interest \$200; 920 RCO Income \$36,000; Sign Revenue \$3,000. Expenses: EDC Salary Reimbursement \$10,000; 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 \$289,200; Total Expenditures \$132,730; leaving a surplus of \$156,470.

11. ACTION FROM WORK SESSION, IF ANY.

NONE

12. 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

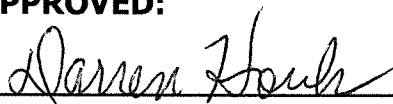
13. ACTION FROM EXECUTIVE SESSION.

NONE

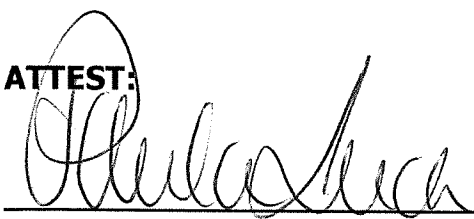
14. ADJOURN

At 9:14 p.m., Member Bedford moved, seconded by Member Hendrickson to adjourn the meeting. All voted "aye".

APPROVED:


Darren Houk, President

ATTEST:


Paula Luck, City Secretary