

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
AUGUST 9, 2021**

MEMBERS PRESENT:

PRESIDENT DAN CHISHOLM
VP STEVE HOLLAND
BUCK BYBEE
GREG HENDRICKSON
CHARLES RICHARDSON
DAVID BEDFORD-6:08 P.M.

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK
PUBLIC WORKS DIRECTOR GORDON SMITH

MEMBERS ABSENT:

DARREN HOUK

1. CALL TO ORDER

With a quorum present, President Chisholm called the Regular Called Meeting of the Economic Development Corporation to order at 6:00 p.m. on Monday, August 9, 2021 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 JULY 12, 2021 REGULAR CALLED MEETING.

Member Richardson moved, seconded by Member Hendrickson to approve the Minutes of the July 12, 2021 Regular Called Meeting. All voted "Aye".

7. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING A PROJECT 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 INCLUDES A PROJECT FOR TARGETED INFRASTRUCTURE BY CHANGING STREET NAME SIGNS TO DECORATIVE SIGNS AS A PROMOTIONAL IMPROVEMENT FOR THE CITY.

At 6:04 p.m., President Chisholm opened the Public Hearing.

PWD Smith presented the sign designs to the Board. Council is in favor of the top design. On River Oaks Blvd. and Roberts Cut Off Road, there are a total of 146 signs. The cost per sign is \$48.50 which totals to \$7,081.00. Hardware needs to be included in this in case it is needed. Requesting is \$10,000.00 from EDC. (Not to exceed \$10,000.00). Some Board Members would rather the funds go towards fixing the streets instead of signs. But the City has a plan for fixing the streets. The signs would last 30-40 years, and they will have the block number on the new signs. The current signs do not have a block number on them and are not looking good. The Council has talked about budgeting some funds per budget year for the remaining street signs in the city. The City Council wanted to move forward with this project. Board agreed to only do River Oaks Blvd. at this moment and see how it goes and start from the east and west side and work inwards on the boulevard.

At 6:39 p.m., President Chisholm closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF THE EXPENDITURES OF ECONOMIC DEVELOPMENT CORPORATION FUNDS THAT HAS BEEN QUALIFIED BY THE ECONOMIC DEVELOPMENT CORPORATION AS AN ACCEPTABLE PROJECT THAT WILL PROMOTE NEW OR EXPANDED BUSINESS DEVELOPMENT FOR TARGETED INFRASTRUCTURE BY CHANGING STREET NAME SIGNS TO DECORATIVE SIGNS AS PROMOTIONAL IMPROVEMENT FOR THE CITY.

VP Holland moved, seconded by Member Bedford to move that the River Oaks Economic Development Corporation finds that pursuant to the Local Government Code Title 12 "Planning & Development", Chapter 505 "Type B Corporations" pursuant to Section 505.158 of the Texas Local Government Code that the project is authorized for the Expenditures of 4B funds having been found suitable to promote or develop new or expanded business enterprises within the City that create or retain jobs". And further move that the Economic Development Corporation finds that pursuant to the Local Government Code Title 12 "Planning & Development", Chapter 505 "Type B Corporations" that a project \$10,000 or more in the 2021-2022 Fiscal Year EDC budget is found by the Board of Directors to promote or develop new or expanded business development within the City that includes a project qualified pursuant to Section 505.158 of the Texas Local Government Code authorized to be created by a municipality with a population of 20,000 or less including the land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements found by the Economic Development Corporation's Board of Directors to promote new or expanded business development including not to exceed a \$5,000 sign project related to building and land development". All voted "Aye".

9. STAFF REPORTS: EXECUTIVE DIRECTOR REPORT

-Grump's Burgers: replats submitted today. Construction will start in 3-4 days.

-Joly Dreams: scheduled before the Planning & Zoning Commission on August 16th for a site plan approval.

-2621 Jacksboro Hwy: all suites are leased out except for one. The River Oaks monument sign has been erected.

-CS Gregory has been in touch with CB Teams and Kris Franks regarding their sales tax information.

-TIRZ: meeting will be scheduled the end of August. Participation agreements have been signed.

-Budget: is in the black.

-920 RCO: the last suite has been leased.

Member Richardsdon-sales tax is up.

Member Hendrickson-what about the grand opening that Yummy Donuts requested? President Chisholm thinks it is a great idea but, in the past, no one shows up. VP Holland recommended getting the word out by social media.

10. 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

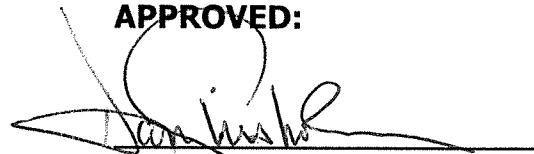
11. ACTION FROM EXECUTIVE SESSION.

NONE

12. ADJOURN


At 6:56 p.m., Member Hendrickson moved, seconded by VP Holland to adjourn the meeting. All voted "aye".

APPROVED:



Dan Chisholm, President

ATTEST:



Paula Luck, City Secretary