

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
SEPTEMBER 11, 2023**

MEMBERS PRESENT:

PRESIDENT DARREN HOUK
VP CHARLES RICHARDSON
DAN CHISHOLM
HEATHER KNIGHT-6:11 p.m.
STEVE HOLLAND
BUCK BYBEE

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

RAUL SANCHEZ

1. CALL TO ORDER

With a quorum present, President Houk called the Regular Called Meeting of the Economic Development Corporation to order at 6:02 p.m. on Tuesday, September 11, 2023 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

VP Richardson gave the Invocation.

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

President Houk led the Pledge of Allegiance to the United States Flag and the Texas Flag.

President Houk thanked VP Richardson for filling in while he was out.

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 present except for Member Sanchez.

6. CONSIDER APPROVAL OF MINUTES FROM THE AUGUST 22, 2023 SPECIAL CALLED MEETING.

Member Chisholm moved, seconded by Member Bybee to approve the Minutes of the August 22, 2023 Special Called Meeting. All voted "Aye".

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

7. PUBLIC HEARING CONTINUED FROM AUGUST 14, 2023: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON CONTINUING, RENEWING AND FUNDING THE AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY FOR BUS AND PARATRANSIT (MITS) SERVICE THROUGH MARCH 27, 2026.

Some board members have reached out to other companies if we decide to not to renew the contract. Have been unable to get firm prices on the services. Some members have employees or know people who ride the bus. Last year, we spent \$24,000.00 for the bus and for MITS. The person that got stranded; Detra was supposed to reach out to that person but has not yet.

JoAnn Butler-sees the bus always empty. Knew of a lady before COVID that would pick people up. There are also church people that would take people to the doctor.

Robert Brown-years ago, many voiced that they did not want the bus service. Does not see anyone on the bus. See a lot of homeless people who will get off at the QT. Recommends keeping the \$24,000.00 and beautifying the boulevard.

Royce Shields-River Oaks does not want the bus service. Doesn't see hardly anyone on it. People that represent people need to listen to people.

Member Holland-at first, a lot of people feared bringing people in. Was told by developers that the bus was needed. The reason EDC is paying for this service is because it is an allowable cost. If we terminate now, to get this service back will cost a lot more money.

VP Richardson-the concern is the MITS. There are five people in River Oaks that use the MITS on a regular basis. Westworth Village and Lake Worth does not contract with FWTA. If we terminate the agreement, we will have to pay to remove the shelter that is in front of City Hall, and it is an unknown figure and FWTA keeps the stop. VP Richardson read a letter to the board and requests EDC to terminate the agreement and look for other avenues of service. Feels this is a city issue not an EDC issue.

Member Knight-does not think we need the service if we find an alternative service. All our questions to Detra were not answered. This service does not bring people into this city to spend money.

At 7:22 p.m., President Houk closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL TO CONTINUE, RENEW AND FUND THE AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY FOR BUS AND PARATRANSIT (MITS) SERVICE THROUGH MARCH 27, 2026.

Member Chisholm moved, seconded by Member Holland that the River Oaks Economic Development Corporation finds that pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations" that a project related to public transportation having been found suitable by the Board of Directors in order to continue, renew, and fund the agreement with Fort Worth Transportation Authority for

bus and paratransit (MITS) service through March 27, 2026 and further find that the project qualifies for the expenditures of EDC funds pursuant to Section 505.155 of the Texas Local Government Code and that the project having been found suitable to promote or develop new or expanded business enterprises within the city that create or retain jobs. And may agree to a termination if another service is found. Member Chisholm, Member Bybee, and Member Holland voted "Aye". President Houk, VP Richardson, and Member Knight voted "Nay". No action taken due to a tie vote.

Board agreed to hold a Special Meeting on September 25, 2023.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

9. DISCUSSION AND/OR ACTION ON THE ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT AS SUBMITTED BY PATRICIA ODELL FOR THE PROPERTY AT 4821 GREEN OAKS BLVD. FOR A COSMETOLOGY AND TRADE SCHOOL.

This item was skipped.

UPDATES FOR DISCUSSION AND/OR ACTION:

10. UPDATE FROM PRESIDENT HOUK REGARDING NEW BUSINESSES OR PROPERTIES FOR SALE OR LEASE.

The church across the street from the Catholic Church is listed for sale.

11. UPDATE FROM PRESIDENT HOUK ON RIBBON CUTTING EVENTS.

The Family Dollar store has eight employees and half of them live in River Oaks. The store looks a lot nicer.

12. UPDATE ON NEW CONSTRUCTION PROGRESS WITH JOLLY'S C-STORE LLC AT 4710 RIVER OAKS BLVD. THAT WAS EXTENDED TO OCTOBER 1, 2023.

Very impressed with the store. Feels the store will not be opened until the end of October or the beginning of November.

There is a River Oaks local business group meeting at Grump's tomorrow at noon. Dave Ramsey will be offering a free seminar to city employees.

13. 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.

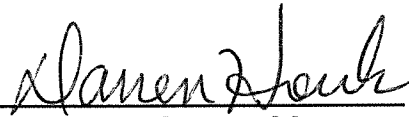
14. ACTION FROM EXECUTIVE SESSION.

NONE


15. ADJOURN

At 7:54 p.m., President Houk adjourned the meeting.

APPROVED:


Darren Houk, President

ATTEST:


Paula Luck, City Secretary