

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
DECEMBER 11, 2017**

MEMBERS PRESENT:

PRESIDENT DAN CHISHOLM
VP JOE ASHTON
DARREN HOUK
STEVE HOLLAND
BUCK BYBEE
GREG HENDRICKSON
LINDA MORGAN

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY
ASST CITY SECRETARY PAULA LUCK
EDC COORDINATOR PATRICIA WARD
CITY ATTORNEY BRADLEY ANDERLE

MEMBERS ABSENT:

NONE

1. CALL TO ORDER

With a quorum present, President Chisholm called the Special Called Meeting of the Economic Development Corporation to order at 8:00 p.m. on Monday, December 11, 2017 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. MEMBER ROLL CALL

All members were present.

3. CONSIDER APPROVAL OF MINUTES FROM THE NOVEMBER 6, 2017 SPECIAL CALLED MEETING.

VP Ashton moved, seconded by Member Hendrickson to approve the Minutes from the November 6, 2017 Special Called Meeting. All voted "Aye".

At this time, President Chisholm skipped to Item #7:

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.

At 8:03 p.m., President Chisholm went into Executive Session pursuant to Section 551.071, 551.072 & 551.087.

At 9:03 p.m. President Chisholm reconvened into Open Session.

4. DISCUSSION AND/OR ACTION REGARDING REAL ESTATE ECONOMIC DEVELOPMENT INCENTIVES IN THE 5300 & 5400 BLOCKS OF RIVER OAKS BLVD.

Kris Franks, Diane Smith and Lynda Wood were present. This property will attract customers from River Oaks and the River District. The first task is to get the building up to code, install a new roof and address the parking lot. The current tenants will be talked to and try and come up with an agreement on their monthly lease. This will be a long term relationship with the city. There are a lot of other commercial buildings in River Oaks that needs renovating. This building is one of the smallest these developers have taken on. The ceiling tile on the interior of the building will need to be torn out, insulation will be added in the roof and the ceiling height will be raised. The electrical will need to be rewired and plumbing and sewer lines will be replaced. The Air Conditioning units will be on top of the building. Everything else will depend on who the tenants will be and what their needs are. On the exterior, install a new roof, install new heat and air units, tear off any deterioration, new signage will be done by Print & Sign Design, will try and keep the current brick and just power wash it, try and keep the current windows and clean them and insulate around them, River District Sign will be added, and benches will be added along the front of the building. This project is predicted to take 2-3 years. The concern for the EDC is timing of the payments, the total monies involved, etc. Permit fees will have to be paid for but EDC will reimburse for that.

5. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY EXPENDING ECONOMIC DEVELOPMENT FUNDS FOR PROPERTY INCENTIVES REGARDING DEVELOPMENT OF THE PROPERTY AT 5404-5412 RIVER OAKS BLVD.

At 9:40 p.m., President Chisholm opened the Public Hearing.

President Chisholm is limiting each person's comment to three minutes. David Vega stating we are in violation and this is a stay of order.

At 9:41 p.m., President Chisholm closed the Public Hearing.

6. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL AND RECOMMENDATION TO THE CITY COUNCIL REGARDING EXPENDING ECONOMIC DEVELOPMENT FUNDING FOR PROPERTY INCENTIVES REGARDING DEVELOPMENT OF THE PROPERTY AT 5404-5412 RIVER OAKS BLVD.

Member Holland moved, seconded by Member Hendrickson to move 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" to recommend to the City Council to approve the request from Kris Franks under a Development Agreement for the development and reconstruction of commercial property and buildings in the West River Oaks Addition, otherwise known as 5404 through 5412 River Oaks Blvd. 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."

"I further move that the Economic Development Corporation funds that pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations" that a project \$10,000 or more in the 2017-2018 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 up to a \$150,000 project related to building and land development." All voted "Aye".

A specific document will come before the EDC Board first then to the City Council as a Resolution. Recommending that Kris Franks produce the document first to EDC and EDC can make changes from that.

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.

This item was moved to after Item #3.

8. ACTION FROM EXECUTIVE SESSION.

NONE

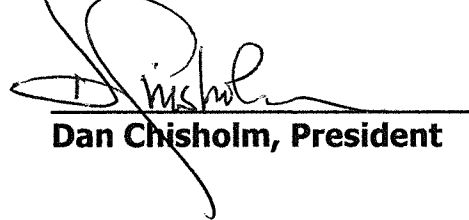
We are still waiting on the landscaping engineer at TXDOT for the entrance sign.

Committee has met with the web designer for the website.

9. ADJOURN

At 9:49 p.m. VP Ashton moved, seconded by Member Bybee to adjourn the meeting. All voted "aye".


APPROVED:



A handwritten signature in black ink, appearing to read "Dan Chisholm", written over a horizontal line.

Dan Chisholm, President

ATTEST:



A handwritten signature in black ink, appearing to read "Marvin Gregory", written over a horizontal line.

Marvin Gregory, City Secretary