

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
SPECIAL CALLED MEETING  
MARCH 20, 2018**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

CITY SECRETARY MARVIN GREGORY  
ASST CITY SECRETARY PAULA LUCK  
EDC COORDINATOR PATRICIA WARD

**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 6:31 p.m. on Tuesday, March 20, 2018 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION & PLEDGES OF ALLEGIANCE TO THE UNITED STATES & TEXAS FLAGS

**VP Ashton delivered the invocation and led the Pledges of Allegiances.**

3. MEMBER ROLL CALL

All members were present.

4. CONSIDER APPROVAL OF MINUTES FROM THE MARCH 6, 2018 SPECIAL CALLED MEETING.

**Member Hendrickson moved, seconded by VP Ashton to approve the Minutes of the March 6, 2018 Special Called Meeting. All voted "Aye".**

5. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING PROPERTY INCENTIVES FOR DEVELOPMENT OF THE PROPERTY AT 5436-5442 RIVER OAKS BLVD AUTHORIZING THE GRANT OF PUBLIC FUNDS TO PROMOTE ECONOMIC DEVELOPMENT AND TO STIMULATE BUSINESS AND PROMOTE COMMERCIAL ACTIVITY IN THE CITY.

At 6:34 pm, President Chisholm opened the Public Hearing.

C.B. Team with Two Team Holdings was present. 5436-5442 River Oaks Blvd was purchased in October 2017 which consists of the old Rivas Mexican Restaurant, a Salon and another space. Giovanni Hallil of Italiano's has signed a lease at the old Rivas Mexican Restaurant space. The cost to bring things up to code, do exterior improvements and repairs is about \$78,842.00. Bids have been received from contractors but did not want to start these repairs/improvements until the restaurant space was secured. Some plumbing, electrical and roof repairs have been done already

and is not included in the amount above. There is a storage area that will be transformed into another rentable space. Requesting for EDC to fund a portion of the \$78,842.00. Sales Tax and Property Tax will increase in the future.

At 7:08 pm, President Chisholm closed the Public Hearing.

At 7:09 pm, President Chisholm and the EDC Board went into Executive Session under Section 551.087.

At 7:48 pm, President Chisholm reconvened into Open Session.

The Board agreed to offer C.B. Team with Two Team Holdings \$20,000.00. In which \$10,000.00 will go towards the restaurant for the outside, exterior painting, and signs. And the other \$10,000.00 will go towards other costs. Will have to create another contract and bring back the items reflected. No funds will be released until the work is approved by the Building Inspector.

At 7:57 pm, President Chisholm re-opened the Public Hearing and to remain open to March 27, 2018 at 6:00 pm.

6. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL AND RECOMMENDATION TO THE CITY COUNCIL BY RESOLUTION FOLLOWING TWO READINGS REGARDING PROPERTY INCENTIVES FOR DEVELOPMENT OF THE PROPERTY AT 5436-5442 RIVER OAKS BLVD AUTHORIZING THE GRANT OF PUBLIC FUNDS TO PROMOTE ECONOMIC DEVELOPMENT AND TO STIMULATE BUSINESS AND PROMOTE COMMERCIAL ACTIVITY IN THE CITY.

**NONE**

7. DISCUSSION AND/OR ACTION ON THE CONTINUED FUNDING ALLOCATION OF EDC FUNDS FOR PUBLIC TRANSPORTATION SERVICE AS OF OCTOBER 1, 2018 PURSUANT TO THE AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY (FWTA).

Carla Foreman with MITS was present. In order to cancel the agreement a 180 day notice is required. The concerns from citizens have been addressed by the Police Chief. If we cancel the bus service and go back later, the cost would more than likely increase where the city cannot afford it. The people who use the bus and MITS service, need it. There are several riding the bus to get to work in River Oaks. Member Morgan and Member Houk feel EDC should not be funding the transportation service, but feel it is needed. When new businesses are looking at relocating to River Oaks, they look at access. Transportation service is an allowed EDC expenditure.

**CM Holland moved, seconded by CM Hendrickson to continue the Public Transportation Service Agreement as of October 1, 2018 and to continue to pay from EDC funds. VP Ashton, Members Bybee, Hendrickson, Morgan and Holland voted "Aye". Member Houk voted "Nay". Motion passed.**

8. DISCUSSION AND/OR ACTION ON AGREEMENT(S) INVOLVING PROFESSIONAL CONSULTANT SERVICES ENHANCING THE CITY'S ECONOMIC DEVELOPMENT.

Patricia Ward with Ward & Associates has been our consultant for the past two to three years. Member Ashton expressed that consideration should be taken to possibly needing to look at a full time employee to fulfill the consultant position. Need to schedule a workshop to discuss in more detail.

**Member Holland moved, seconded by VP Ashton to provide a 90 day termination notice to Ward & Associates so funds can be freed up to pursue other things. All voted "Aye".**

9. Executive Session under Item # 9 was held earlier in the meeting following the Public Hearing under Agenda Item # 5:

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**

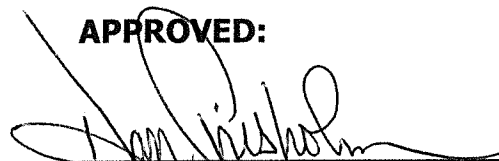
10. ACTION FROM EXECUTIVE SESSION.

**NONE**


11. ADJOURN

**At 8:40 p.m. Member Holland moved, seconded by VP Ashton to adjourn the meeting. All voted "aye".**

**APPROVED:**

  
**Dan Chisholm, President**

**ATTEST:**

  
**Marvin Gregory, City Secretary**