

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
FEBRUARY 11, 2019**

MEMBERS PRESENT:

PRESIDENT DAN CHISHOLM
DARREN HOUK-6:18 pm
STEVE HOLLAND
GREG HENDRICKSON
LINDA MORGAN
BUCK BYBEE

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY
ASST CITY SECRETARY PAULA LUCK
EDC CONSULTANT PAUL PAINE

MEMBERS ABSENT:

VP JOE ASHTON-EXCUSED

1. CALL TO ORDER

With a quorum present, President Chisholm called the Special Called Meeting of the Economic Development Corporation to order at 6:02 p.m. on Monday, February 11, 2019 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

Member Hendrickson delivered the Invocation and led the Pledges of Allegiance to the United States and the Texas Flags.

2. MEMBER ROLL CALL

All members were present except for VP Ashton whom will receive an excused absence. Member Houk wasn't present during roll call but appeared at 6:18 p.m.

3. CONSIDER APPROVAL OF MINUTES FROM THE JANUARY 15, 2019 SPECIAL CALLED MEETING.

Member Hendrickson moved, seconded by Member Bybee to approve the Minutes of the January 15, 2019 Special Called Meeting. All voted "Aye".

4. DISCUSSION AND/OR ACTION ON APPROVAL OF DEVELOPMENT CONSULTING AGREEMENT WITH PETTY & ASSOCIATES PROVIDING ECONOMIC DEVELOPMENT SERVICES INVOLVING STRATEGIES FOR FUTURE DEVELOPMENT.

Trent Petty with Petty & Associates was present. A meeting was held a while back with Paul Paine, Dan Chisholm Marvin Gregory and Trent Petty and all wanted to promote the development of the TIRZ district. A needs assessment needs to be discussed. The second phase consists of getting the public involved by holding public hearings. Right now there was \$25,000 budgeted with \$12,512 left in that budget. The phase one study, which is \$9,000, will come out of the current budget but the phase two study, which is \$15,000, will be out of next year's budget. Need to conduct a needs assessment workshop to find out what the needs are of the board and the community. Quality standards needs to be defined and then the land use. More than one community meeting needs to be held.

Member Holland moved, seconded by Member Bybee to recommend to the City Council of entering into an agreement with Petty & Associates of Objectives One and Two. All voted "Aye".

5. UPDATE ON ENTRANCE SIGN AT RIVER OAKS BLVD AND SAM CALLOWAY AND ON ROBERTS CUT OFF RD AT THE NORTHWEST ENTRANCE TO THE CITY.

River Oaks Blvd & Sam Calloway-TXDOT has approved the sign and the foundation for the sign is in. Stone should be started next week. TXDOT has the lane blocked off from 9 a.m.-3 p.m. daily.

Roberts Cut Off-Field survey is almost done then we will know who's property it is.

6. STAFF REPORTS:

- 4913 OHIO GARDEN RD-plan on opening by April 1, 2019.
- 5404-5412 RIVER OAKS BLVD-there are two signed leases: Cherry On Top Catering & Restaurant and a Barber Shop. A Mexican restaurant is in the talks. In the back, the parking lot is in the process of being striped and proper signage is in the process of being installed.
- HIGHWAY 183 (RIVER OAKS BLVD) CORRIDOR/TAX INCREMENT REINVESTMENT ZONE-moving forward with planning for future development within the TIRZ zone. Aecom is supposed to start engineering within the corridor and they will meet with TXDOT. After that meetings will be held with Aecom and the Base regarding the redevelopment.
- WEST TARRANT ALLIANCE MEETING
- ECONOMIC CONSULTANT REPORT FROM PAUL PAINE-need a vision and a plan. Sees local businesses care more for the community than chain businesses. Regional chains are good but not national chains. For long-term, need more local business or regional chains than national chains.
- BANNERS-the Public Works rented a bucket truck and removed the damaged banners for \$200.00.

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.

NONE.

8. ACTION FROM EXECUTIVE SESSION.

NONE

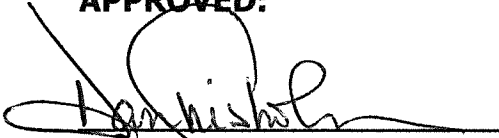
President Chisholm-talked with project manager for Fort Worth Chamber of Commerce. She wants to get locations in River Oaks that are available in her database.

Member Hendrickson-Korean Church in the John Knox building will be there another 18 months. Owners of the property want to sell.

9. ADJOURN

At 8:01 p.m. Member Houk moved, seconded by Member Holland to adjourn the meeting. All voted "aye".

APPROVED:



Dan Chisholm, President

ATTEST:



Marvin Gregory, City Secretary