

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
MARCH 11, 2019**

MEMBERS PRESENT:

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

STAFF PRESENT:

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

MEMBERS ABSENT:

NONE

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, March 11, 2019 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

Member Holland 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.

3. CONSIDER APPROVAL OF MINUTES FROM THE FEBRUARY 11, 2019 SPECIAL CALLED MEETING.

Member Morgan moved, seconded by VP Ashton to approve the Minutes of the February 11, 2019 Special Called Meeting. All voted "Aye".

4. DISCUSSION AND/OR ACTION ON CONSIDERING BUSINESS INCENTIVES FOR THE NISH MEDITERRANEAN GRILL LOCATED AT 4913 OHIO GARDEN ROAD OWNED AND OPERATED BY AZA FAMILY INC.

This item was bypassed to after item #5.

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

The River Oaks Blvd and Sam Calloway sign is complete. Contractor had to pour a new footing because TXDOT would not allow us to use the existing footing.

Roberts Cut Off sign location has been surveyed. It is in River Oaks but unknown as to who owns the property and is currently in the process of working with Rattikin Title on an abstract title search. Board needs to decide if they want this sign to look like the

Event Center sign or the new sign on River Oaks Blvd and Sam Calloway. Will get cost estimates on both signs for that location then decide.

At this time, Item #4 was discussed:

The project is almost complete and has spent approximately \$235,000 on this project. Aza Family is asking for 2% of sales for the first 10 years. Need help financially with landscaping and other things. As far as the empty lot, originally was going to build a mechanic shop or something to that affect. Met with President Chisholm to find out what the board is looking for on that lot which the board is looking for restaurants. When Aza Family originally came to the board, had a partner for the restaurant but the numbers did not look right to the board. Board is not comfortable with a 2% sales tax for 10 years but will negotiate.

At 6:32 pm, President Chisholm went into Executive Session under Section 551.087.

At 7:26 pm, President Chisholm re-convened back into Open Session.

Board needs to pull some numbers and get back with Aza Family within a week. Will hold a meeting and hopefully come to an agreement.

6. STAFF REPORTS:

- 5404-5412 RIVER OAKS BLVD-last week there was a gas leak in the back of the property. All but one space should be leased out. If a grease trap is required for one of the leases, the asphalt will have to be cut.
- HIGHWAY 183 (RIVER OAKS BLVD) CORRIDOR/TAX INCREMENT REINVESTMENT ZONE-Strategic Planning Workshop is scheduled on March 23, 2019 at 8 am at the River Oaks Event Center. Petty & Associates and Paul Pain will be there. This joint workshop will consist of City Council, EDC Board, and the Planning & Zoning Board.
- ECONOMIC CONSULTANT REPORT FROM PAUL PAINE-working with Petty & Associates. Attended the RTC meeting and it was mentioned that there may be small amounts of money available for signal lighting.

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 held under Item #4.

8. ACTION FROM EXECUTIVE SESSION.

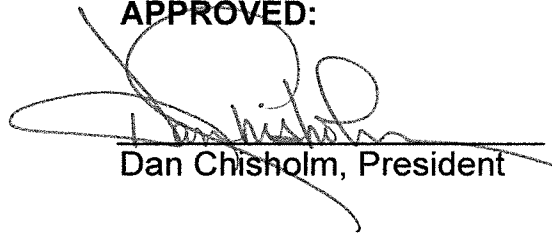
NONE

President Chisholm-this Thursday at 6:30 pm at the River Oaks Lions Club, there will be a meeting about possibly restarting the River Oaks Area Business Association.

9. ADJOURN

At 7:40 p.m. VP Ashton moved, seconded by Member Bybee to adjourn the meeting. All voted "aye".

APPROVED:



Dan Chisholm, President

ATTEST:



Marvin Gregory, City Secretary