

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
APRIL 9, 2012**

MEMBERS PRESENT:

PRESIDENT JOANN GORDON, PLACE 5
VICE-PRESIDENT JOE CREWS, PLACE 3
LINDA MORGAN, PLACE 1
JOANN BUTLER, PLACE 2
STEVE HOLLAND, PLACE 4
LEIGH ANN TURNER, PLACE 6 (AT 7:08 P.M.)
GREG HENDRICKSON, PLACE 7

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY
SECRETARY SUSAN STEWART

1. CALL TO ORDER

With a quorum present, President Gordon called the Special Called Meeting of the Economic Development Corporation to order at 7:00 p.m. on Monday, April 9, 2012 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

Member Holland delivered the Invocation.

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

Member Morgan led the pledges of allegiance to the United States and the Texas Flags.

4. MEMBER ROLL CALL

Member Roll Call was recorded with all members present except Member Turner who would arrive late.

5. CONSIDER APPROVAL OF THE MINUTES FROM THE MARCH 5, 2012 REGULAR MEETING.

Vice-President Crews moved, seconded by Member Butler, to approve the minutes of the meeting March 5, 2012 as presented. All voted "Aye".

6. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE CONSIDERATION TO ENTER INTO A DEVELOPMENT AGREEMENT WITH QUIK TRIP CORPORATION AMENDING THE 2011-2012 FISCAL YEAR BUDGET BY APPROVING THE EXPENDITURE OF ECONOMIC DEVELOPMENT CORPORATION (EDC) FUNDS FOR A PROJECT RELATED TO THE DEVELOPMENT OF A BUSINESS ENTERPRISE THAT CREATES OR RETAIN JOBS AS QUALIFIED FOR A PROJECT MORE THAN \$10,000.00

At 7:03 p.m. President Gordon opened the public hearing.

CS Gregory stated that the agreement is still in the negotiation stages between Quik Trip and the City Attorney. The proposal includes an initial \$50,000 payment after closing and an additional \$50,000 each fiscal year thereafter.

Member Holland explained some of the circumstances leading to the incentives requested by Quik Trip. The anticipated cost of the land acquired from TXDOT and the asbestos abatement have increased significantly.

At 7:21 p.m. President Gordon closed the public hearing.

7. ACTION FROM PUBLIC HEARING: CONSIDER THE APPROVAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH QUIK TRIP CORPORATION BY RECOMMENDING TO THE RIVER OAKS CITY COUNCIL TO APPROVE **RESOLUTION # 725-2012** FOLLOWING TWO READINGS AUTHORIZING ECONOMIC DEVELOPMENT CORPORATION (EDC) EXPENDITURES FOR A PROJECT RELATED TO A BUSINESS ENTERPRISE DEVELOPMENT THAT CREATES OR RETAIN JOBS AS QUALIFIED FOR A PROJECT MORE THAN \$10,000.00.

Member Butler made the following motion, I 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 enter into a development agreement with Quik Trip Corporation that the EDC finds is a qualified project suitable for business enterprise development and further move to authorize the expenditures of 4B funds in the amount of \$50,000 out of the 2011-2012 Fiscal Year Budget found by the Board of Directors to promote or develop new or expanded business enterprises within the City that create or retain primary jobs. I further move that the River Oaks Economic Development Corporation recommend to the City Council as the governing body to approve Resolution # 725-2012 following two readings for expenditures of 4B funds regarding a project that is \$10,000 or more specifically for business enterprise development within the City of River Oaks." Motion seconded by Member Hendrickson. All voted "Aye."

8. WORKSHOP: CONSIDER REVISING THE BUSINESS IMPROVEMENT GRANT (B.I.G.) PROGRAM UNDER RESOLUTION 647-09 AS ADOPTED AND AS AMENDED.

President Gordon expressed the main concerns related to the BIG Program: 1) definition of business or property; 2) properties with more than one business or tenant; 3) possible expansion of the maximum \$10,000 for larger properties and 4) the ability of EDC to control color schemes.

Member Holland recommended that the dollar amount be relative to the size, specifically the frontage of the space. President Gordon suggested that ranges be created according to linear footage with a maximum of \$30,000.

Staff was directed to obtain the linear footage of the frontages of all commercial property.

James Myrick suggested that tax dollar criteria be considered when approving the grants.

President Gordon requested that detailed plans accompany each application.

It was stated that after the project planning workshop next month, the requirements on the application be revised according to the vision that will be established.

It was mentioned that the building inspector could assure that the specifications of the grant are followed in order to receive final approval. CS Gregory stated that the inspector could only inspect based on minimum standards set forth in the building code. President Gordon added that this board should set the standards and enforce them as related to grants.

President Gordon requested some updates to the grant application cover letter including the names of Board Members and the signature line that alludes to Bill Crews as the EDC Coordinator. Member Holland requested that once amended, the application be sent to all commercial properties.

James Myrick recommended that a safeguard be installed to determine actual cost paid by the applicant versus bids.

A workshop was scheduled for May 7, 2012 at 7:00 p.m. to continue the discussion of amending the BIG program.

A brief meeting will occur on April 24, 2012 at 6:30 p.m. to approve the quarterly reports.

The project planning workshop is scheduled for April 30, 2012 at 7:00 p.m.

9. ACTION FROM WORKSHOP, IF ANY

No action was taken.

10. STAFF REPORT: REPORT BY CITY ADMINISTRATOR GREGORY REGARDING THE DISBURSEMENT OF E.D.C. FUNDS FOR THE B.I.G. IMPROVEMENT GRANT AT 5177 RIVER OAKS BLVD. FOR PRINT & SIGN DESIGN.

CS Gregory stated that the applicant has submitted invoices totaling \$22,330.22 for improvements at 5177 River Oaks Blvd. Final inspection has been approved by the building inspector. CS Gregory verified that the objectives stated in the application have been met.

Member Holland pointed out that the invoice for signage was submitted by Print and Sign Design, which is owned by the applicant. CS Gregory stated that he would contact the applicant for clarification.

This item will be continued at the next meeting on April 24, 2012.

No action was taken.

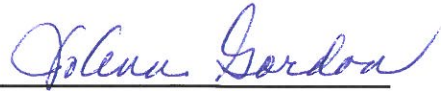
11. UPDATE ON MAY 7TH SPECIAL CALLED MEETING REGARDING WORKSHOP ON E.D.C. PROJECT PLANNING FUNDAMENTALS

No action was taken.

12. ADJOURN

At 8:43 p.m. Member Hendrickson moved, seconded by Member Butler, to adjourn the meeting. All voted "Aye".

APPROVED:



JoAnn Gordon, President

ATTEST:



Marvin Gregory, City Secretary