

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
JULY 10, 2017**

MEMBERS PRESENT:

PRESIDENT JOANN GORDON
JOE ASHTON
GREG HENDRICKSON
DAN CHISHOLM
LINDA MORGAN
JOANN BUTLER

STAFF PRESENT:

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

MEMBERS ABSENT:

STEVE HOLLAND-EXCUSED

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, July 10, 2017 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Hendrickson gave the Invocation.

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

Member Hendrickson led the Pledge of Allegiance to the United States and Texas Flags.

4. MEMBER ROLL CALL

President Gordon stated all members were present except for Member Holland whom will receive an excused absence.

5. CONSIDER APPROVAL OF MINUTES FROM THE APRIL 25, 2017 SPECIAL CALLED MEETING.

Member Ashton moved, seconded by Member Hendrickson to approve the Minutes from the April 25, 2017 Special Called Meeting with corrections. All voted "Aye".

6. DISCUSSION AND/OR ACTION ON 2017-2018 TERM YEAR DIRECTOR APPOINTMENTS TO THE EDC BOARD.

Member Hendrickson and Member Morgan would like to continue serving on the EDC Board. That will leave Place 5 open which is JoAnn Gordon's place. Darren Houk and Leigh Ann Turner have submitted applications. Buck Bybee of River Oaks Café is present and would like to be on the Board also. His application will be dropped off tomorrow. Member Ashton mentioned his place on the board is up also. Currently there are 4 City Council Members and 3 Citizen Members. Would like it changed to 3

City Council Members and 4 Citizen Members. All Board Members agreed. Member Butler offered to resign from the Board.

Member Chisholm moved, seconded by Member Butler to accept Member Butlers resignation and to appoint Buck Bybee and Darren Houk to the EDC Board and to recommend this to the City Council. All voted "Aye".

7. DISCUSSION AND/OR ACTION ON BUS RIDERSHIP DATA AND CONSIDERING APPROVAL TO ADD ADDITIONAL BUS STOPS ALONG RIVER OAKS BLVD AS REQUESTED BY FWTA.

Curvie Hawkins, Assistant Vice President of Planning of the Fort Worth Transportation Authority was present. From June 2nd-June 28th, in the four bus stops in River Oaks that were recently added, there were 83 people that boarded in River Oaks and 104 people that got off the bus in River Oaks. The stop at Quik Trip which has been there a while, had 282 people that boarded in River Oaks. There have been requests for additional bus stops. The requests are: One at John Knox; One at Griffs which is in Fort Worth; One at River Oaks Café; One at City Hall; One at River Oaks Storage; One at 5625 River Oaks Blvd. Curvie suggests keeping the current one at Quik Trip and not adding one at John Knox. Member Ashton mentioned the one at 5625 River Oaks Blvd is not far from the corner of Sam Calloway and River Oaks Blvd. Thinks putting it at Sam Calloway and River Oaks Blvd would be more beneficial than 5625 River Oaks Blvd.

Member Butler mentioned that unless there is not cost, she is against it. She does not see enough riders from River Oaks. CS Gregory and President Gordon stated EDC has already approved \$25,000 for the bus service and we have only spent \$15,800 leaving \$9,200 to go towards the bus service. Curvie Hawkins mentioned that rates will increase for a single pass from \$1.75 to \$2.00; and for a day pass from \$3.50 to \$5.00. The proposed shelter at City Hall, the construction is the Transpiration Authorities cost. They will need to take one parking space from the City Hall parking lot. CS Gregory mentioned the proposed shelter will be in a flood area. Buck Bybee of River Oaks Café would like a bus stop in front of the strip mall where his business is. Johnny Claridge suggests moving the one at Yale. When bus stops, it would be difficult for other drivers to see around the bus.

President Gordon summarized: remove John Knox stop, do engineering to the stop at City Hall, the 5625 River Oaks Blvd stop move to Sam Calloway and the Blvd (which is in Fort Worth), look at the flooding at the Yale and River Oaks Blvd stop, the stop at 5640 River Oaks Blvd is fine; which would make that 3 additional stops in River Oaks.

Member Ashton would like to see more data on these requests. Would like to approve the City Hall and River Oaks Café stops tonight and look at the requests for the third stop. Member Morgan asked how do people request stops. Curvie answered that there is phone numbers posted on each sign. Member Ashton mentioned there have been several complaints on the Quik Trip stop which is right before the entry into Quik Trip. Curvie said he will look at moving it on the other side of the Quik Trip entry. A citizen in the audience asked what the average cost per person is. CS Gregory responded that it is \$58 per rider.

Member Ashton mentioned that the contract will terminate if not renewed. CS Gregory will look at the contract about the six month clause. Member Morgan stated this is a test for EDC and asked if EDC doesn't want to fund the 2nd year, does the city have the option of funding it. Member Ashton said yes the city does have the option of funding

it. Curvie mentioned the upfront costs were a one-time fee. President Gordon said that citizens will have to learn about this new service. The more times they see it and see the bus stopped, they will use it. A citizen in the audience asked if this service has made a difference in sales tax. CS Gregory said the sales tax has increased the last three months but doesn't know if it is because of the bus service. James Myrick asked where the bus stop will be at City Hall. Member Chisholm responded it will be about 4 spaces over from the monument and flag poles. Curvie said there will be a 15x21 concrete pad and the shelter will be on that pad. There will be 72' of sidewalk that will feed into Greenbrier. James Myrick mentioned the flooding is bad at City Hall. Employees have to move their cars when the water is bad. Member Butler suggests putting it at the Firemen's Memorial. Board agreed that is a memorial not a bus stop.

Member Chisholm moved, seconded by Member Ashton to approve the two stops at City Hall and River Oaks Café and to find a better location for the stop at Yale & 183. All voted "Aye".

8. DISCUSSION AND/OR ACTION ON PRESENTATION BY WARD AND ASSOCIATES REGARDING WEST TARRANT ALLIANCE & MARKETING AS FOLLOWS:

- **RIVER OAKS COMMERCIAL CORRIDOR**
- **ACCESS TO MAJOR EMPLOYERS IN TARRANT COUNTY**
- **SMALL TOWN ATMOSPHERE IN A SOPHISTICATED URBAN SETTING**

Patricia Ward has talked with a lot of brokers over the last several months. We need to be more strategic on who we bring into this city. River Oaks and Westworth Village used to be hand and hand on home values. Now they are not. There isn't enough buying power to bring brokers here. When we sit down with brokers, we need a brochure to hand them and everyone needs to be on the same page. Member Chisholm said the board needs to know what these new developers/businesses are wanting. Patricia said they are concerned about the buying power. Currently there are not any nibbles. There needs to be unified incentives. Talking with new developers/businesses needs to be done behind closed doors and not in the public. President Gordon mentioned when they say there isn't enough buying power, they need to be told it is all around us. Our down fall is we have focused on River Oaks and not what is going on around us. Buck Bybee of River Oaks Café says 70% of sales are from outside this zip code. A citizen in the audience said the boulevard is not attractive. There is a lot of weeds and grass in the medians. Some of the buildings are old. CS Gregory responded that the Code Enforcement is working the one that is being talked about. If the city mows, the city will file a lien against the property. President Gordon mentioned that when talking with some of the absentee property owners, they have said they will not spend any money on their properties. President Gordon moved here in 2001 and the boulevard looks tremendously better now than back then. No one wanted the church at the Super Save building in River Oaks but the city cannot do anything about it because of the zoning. Member Chisholm said right now is the perfect opportunity to clean up the corner of River Oaks Blvd and Roberts Cut Off.

Member Chisholm expects someone to be knocking on doors and offer the tools/package. And needs to ask what do they want and bring that back to the board for discussion. Patricia mentioned the website. CS Gregory said we need to have a separate one just for EDC. Member Chisholm does not like the Shop River Oaks website.

9. BUDGET WORKSESSION FOR FY 2018 EDC OPERATIONAL BUDGET.

CS Gregory went over the Revenues and Expenditures:

Revenues: Interest \$1,000; Sales Tax \$170,000 which totals to \$171,000 in total Revenues.

Expenditures: Other Professional Services \$12,000; Property Incentives \$100,000; Boulevard Enhancements \$50,000; City Promotional \$6,800; Banners \$5,000; Travel & Training \$2,000; Dues \$150; Contract Labor \$2,400 which totals \$186,200.

This will bring the ending balance to a deficit of \$7,350. There is over \$500,000 in TexPool and the Bank.

President Gordon suggests shutting down the Shop River Oaks website and use that money elsewhere. Member Chisholm asks why the \$30,000 for the entrance sign is being kept in the budget each year when we don't even use it. CS Gregory responded that the plans are ready to go but we are waiting on TXDOT approval. CS Gregory pointed out that there is no money budgeted for Sewer Line Maintenance because of the grant received.

10. ACTION, IF ANY FROM BUDGET WORKSESSION:

- **SCHEDULE DATE OF NEXT BUDGET WORK SESSION- Member Ashton moved seconded by Member Chisholm to schedule the next budget work session for August 14, 2017 at 6:30 pm. All voted "Aye".**
- **SCHEDULE PUBLIC HEARING FOR FY 2018 EDC OPERATING BUDGET- Member Ashton moved, seconded by Member Chisholm to call a Public Hearing for FY 2018 EDC budget for August 29, 2017 at 6:00 pm. All voted "Aye".**

Member Hendrickson did not care for the grand finale of this year's fireworks. Others did not care for the entire firework show. CA Gregory is trying to find out what happened. We have one more year on the current contract.

11. RESIGNATION OF JOANN GORDON FROM EDC AS PRESIDENT AND DIRECTOR PLACE 5.

President Gordon said it has been a privilege and honor to have worked with all over the last 12 years and is very proud of everyone.

Member Ashton moved, seconded by Member Hendrickson to regretfully approve the resignation of JoAnn Gordon from the EDC Board. All voted "Aye".

12. ECONOMIC DEVELOPMENT CORPORATION (EDC) INVITES CITIZENS TO SPEAK ON ECONOMIC DEVELOPMENT; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY NOTED ON THIS AGENDA, THE EDC IS REQUIRED UNDER THE TEXAS OPEN MEETINGS ACT TO LIMIT ITS RESPONSE WITH A STATEMENT OF SPECIFIC FACTUAL INFORMATION, RECITING THE CITY'S EXISTING POLICY ON THAT ISSUE, OR DIRECTING THE PERSON MAKING THE INQUIRY TO VISIT WITH THE EXECUTIVE DIRECTOR ABOUT THE ISSUE. NO DELIBERATION IS PERMITTED.

13. ADJOURN

At 9:28 p.m. Member Ashton moved, seconded by Member Chisholm to adjourn the meeting. All voted "aye".

APPROVED:

JoAnn Gordon, President

ATTEST:

Marvin Gregory, City Secretary