

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING  
MAY 9, 2016**

**MEMBERS PRESENT:**

PRESIDENT JOANN GORDON  
VICE PRESIDENT STEVE HOLLAND  
GREG HENDRICKSON  
JOANN BUTLER  
DAN CHISHOLM

**STAFF PRESENT:**

CITY SECRETARY MARVIN GREGORY  
ASST CITY SECRETARY PAULA LUCK

**MEMBERS ABSENT:**

LINDA MORGAN-excused  
JOE ASHTON-unexcused

**1. CALL TO ORDER**

With a quorum present, President Gordon called the Regular Called Meeting of the Economic Development Corporation to order at 7:00 p.m. on Monday, May 9, 2016 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

**Member Hendrickson gave the Invocation.**

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

**2. MEMBER ROLL CALL**

President Gordon stated all members were present except Member Ashton which will be marked as an unexcused absence and Member Morgan which will be marked as an excused absence.

**3. CONSIDER APPROVAL OF MINUTES FROM THE APRIL 26, 2016 SPECIAL CALLED MEETING**

**Member Butler moved, seconded by Member Holland to approve the Minutes of the April 26, 2016 Special Called Meeting as revised. All voted "Aye".**

**4. DISCUSSION AND/OR ACTION ON THE HWY 183 CORRIDOR PLANNING (RIVER OAKS REVIVAL)**

CS Gregory met with the consultation group and directed to give comments in regards to the 118 page draft:

- infrastructure not spelled out like in the agreement
- three to four different zones need to be better explained
- zoning-form a base code
- monument sign design

There will be another meeting on May 17<sup>th</sup> and on May 24<sup>th</sup> the plan will be presented to the City Council. June 8<sup>th</sup> will be the final community meeting. The final plan should be ready in August or September 2016.

Patricia Ward mentioned that drainage and parking have a lot of costs involved.

**5. DISCUSSION AND/OR ACTION ON THE BUSINESS IMPROVEMENT GRANT PROGRAM WITH CONSULTANT PATRICIA WARD**

Patricia Ward has looked at other incentive programs with other cities. All are very similar. Need to wait to make changes to go along with River Oaks Revival plans.

**6. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON THE PROPOSED REQUEST FROM RIVER OAKS PARK LLC. FOR TAX ABATEMENT PURSUANT TO SECTION 505.158 OF THE ACT**

President Gordon opened the Public Hearing at 7:30 pm.

Sunny Partovi of River Oaks Park LLC was present. CA Gregory stated the application that is presented includes the value of each phase and the permit fees. Permit fees totaled \$13,561.25. The tax value on the 5 units should be \$625,000 and the land value should be \$111,000 for all which totals to \$736,000. Sunny will be selling these units for about \$127 a square foot and should be ready to market in about 5 months.

President Gordon mentioned that the rate of return on the permit fees will be 2 ½ years. Member Chisholm questioned the part in the policy which reads "residential properties". President Gordon said these lots are zoned multi-family. CS Gregory stated the variance is the fact that Sunny Partovi already started construction, but the incentive had already been talked about before the start of construction. Sunny has already paid for the permit fees.

President Gordon closed the Public Hearing at 7:41 pm.

**7. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL AND RECOMMENDATION TO THE CITY COUNCIL REGARDING PROPOSED REQUEST FROM RIVER OAKS PARK LLC. FOR TAX ABATEMENT PURSUANT TO SECTION 505.158 OF THE ACT**

**Member Butler moved, seconded by Member Holland that "the River Oaks Economic Development Cooperation finds that pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations" to recommend to the City Council to approve the request from River Oaks Park LLC %Sunny Partovi for tax abatement/incentives in reimbursing River Oaks Park LLC for construction permits calculated to be \$13,561.25 for the development and construction of 5 new townhomes on Lots 11 thru 15 of Block 1, Park Addition in River Oaks, Tarrant County Texas pursuant to Section 505.158 of the Texas Local Government Code and I further recommend that a variance be granted to Section 3(a) "Authorized Date" of the City's Policy Statement for Tax Abatement in that a complete**

**description in writing has been provided by the Economic Development Director explaining that due to certain circumstances of no fault of their own doing, the applicant meets the eligibility requirements for Abatement Incentives; that the project is authorized for the expenditures of 4B funds having been found suitable to promote or develop new or expanded business enterprises within the city that create or retain jobs."**

**AND**

**"I further move that the Economic Development Corporation finds that pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations" that a project \$10,000 or more in the 2015-2016 Fiscal Year EDC budget is found by the Board of Directors to promote or develop new or expanded business development within the city that includes a project qualified pursuant to Section 505.158 of the Texas Local Government Code authorized to be created by a municipality with a population of 20,000 or less including land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements found by the Economic Development Corporation's board of directors to promote new or expanded business development including a \$13,561.25 project related to building and land development."**

**All voted "Aye" to recommend approval of the application to the City Council.**

#### **8. DISCUSSION AND/OR ACTION IN CONTINUING WITH THE POLICY AND GUIDELINES FOR TAX ABATEMENTS AS ADOPTED IN JUNE 24, 2014 UNDER RESOLUTION 802-2014 FOR THE NEXT 2 YEARS**

President Gordon questioned the year renewing. CS Gregory stated it should read June 24, 2016 not 2014. Also we cannot give to residential zoning properties but can multi-family properties and also multi-family housing developments.

President Gordon recommended keeping the Resolution as is and renew for two more years.

#### **9. STAFF REPORT: REPORT BY PATRICIA WARD ON THE WESTERN TARRANT ALLIANCE MEETING ON MAY 5, 2016**

Patricia Ward met with Western Tarrant Alliance last week. The items discussed were:

- Regional marketing plan-appoint a marketing committee
- Use logo for car stickers "we support the base"
- Monument-maybe logo "we support the base" on monument
- push to support the base

There will be another meeting in August.

Member Chisholm mentioned Crystal Springs that they will hopefully be moving dirt within 60-90 days.

**10. STRATEGIC PLANNING SESSION: GOALS AND OBJECTIVES FOR DEVELOPMENT & REPORTING FROM WARD & ASSOCATES ON ECONOMIC DEVELOPMENT IN THE CITY**

Patricia Ward recommended in late June schedule a planning work session for incentives, etc.

**11. ACTION IF ANY FROM STRATEGIC PLANNING SESSION**

**NONE**

President Gordon mentioned that the Fun Run for 2016 discussions needs to be started in June. Need to get a hold of Sal and Jason with the school to set a meeting up. Would like two Special Called Meetings set up in June; one in regards to the Fun Run and the other in regards to Planning Work Session.

**12. ADJOURN**

**At 8:24 pm, Member Holland moved, seconded by Member Butler to adjourn. All voted "Aye".**

**APPROVED:**

  
**JoAnn Gordon, President**

**ATTEST:**

  
**Marvin Gregory, City Secretary**