

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
NOVEMBER 15, 2016**

MEMBERS PRESENT:

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

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY
ASST CITY SECRETARY PAULA LUCK
EDC COORDINATOR PATRICIA WARD
BLD INSPECTOR STEVE SANDERS

MEMBERS ABSENT:

NONE

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 Tuesday, November 15, 2016 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

Member Ashton gave the Invocation.

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

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

4. MEMBER ROLL CALL

President Gordon stated all members were present.

5. CONSIDER APPROVAL OF MINUTES FROM THE OCTOBER 10, 2016 SPECIAL CALLED MEETING.

Member Ashton moved, seconded by Member Hendrickson to approve the Minutes of the October 10, 2016 meeting. All voted "Aye".

6. DISCUSSION AND/OR ACTION ON THE BUSINESS IMPROVEMENT GRANT PROGRAM WITH CONSULTANT PATRICA WARD.

Patricia Ward said she has revised the grant with the changes discussed from last meeting. She would like to go thru this grant with the board line by line and make serious changes to it at a later date.

The companies that have been approached to come to River Oaks look at the marketing analysis. A marketing brochure needs to be created. They currently see the aging housing stock and people leaving. They do not see what is about to happen in River Oaks. We can use data and pictures from NCTCOG and create our own data. She will meet with White Settlement and Westworth Village to see what they are going to market.

Member Chisholm would like to get an inventory of vacant commercial properties and post on the website.

7. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON THE PROPOSED REQUEST FROM KEITH STEELE d/b/a PRINT & SIGN DESIGN LOCATED AT 5177 RIVER OAKS BLVD. FOR TAX ABATEMENT PURSUANT TO SECTION 505.158 OF THE ACT.

President Gordon opened the Public Hearing at 7:28 pm.

CS Gregory stated he has revised the square footage from what is shown in the packet to 4,138 which does not include the windows and doors which will make it 58.8% masonry which includes the front of the building with the mural. Therefore it does not meet the 75% requirement.

Keith Steele stated he had re-plated this and connected the new construction to the existing building and it should be considered one building. Therefore, minus the doors and windows would make it 7,628 square feet; which meets over 75% of the masonry requirements.

Lots of discussion went on about the metal on the upper part of the building. President Gordon mentioned that the measurements are the issue and we will have to rely on staff for the correct measurements. Inspector Sanders said the Certificate of Occupancy was issued on Monday (yesterday). CS Gregory said the added value of \$125,000 will net \$993 more in property taxes but it will take three years to recoup if permit fees are refunded. VP Holland mentioned refunding the permits fees is what is being requested.

Inspector Sanders has measured the building several times. But there is confusion on existing buildings according to the ordinance. The ordinances needs to be re-written and made clearer and specify for existing buildings.

At 8:13 pm, President Gordon closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL AND RECOMMENDATION TO THE CITY COUNCIL REGARDING PROPOSED REQUEST FROM KEITH STEELE d/b/a PRINT & SIGN DESIGN AT 5177 RIVER OAKS BLVD. FOR TAX ABATEMENT PURSUANT TO SECTION 505.158 OF THE ACT.

Member Butler moved, seconded by Member Ashton to 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 recommend to the City Council to approve the request from

Print and Sign Design % Keith Steele for tax abatement/incentives in reimbursing Print & Sign Design % Keith Steele for construction permits calculated to be \$3,027.40 for the development and construction of a new addition approximately 5,318 square feet on the property described as being Block 30, Lot 5R2, Forest Acres Addition 2nd Filing 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 and therefore 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. ALL VOTED "AYE".

9. DISCUSSION AND/OR ACTION REGARDING REQUEST BY CITIZEN SHIRLEY WHEAT REGARDING BUSINESS AND COMMERCIAL DEVELOPMENT IN THE CITY.

Shirley Wheat said there needs to be a brochure for people to look at. A lot of people come into the Community Center and ask questions about what is going on in the city. The Shop River Oaks website needs to be updated. There are four businesses that have closed that are still on the site. There is one business on the site that is located in Fort Worth. Also it says Subway is under construction.

10. CONSIDER APPROVAL TO PURCHASE CHRISTMAS DECORATIVE BANNERS AS PRESENTED BY PRESIDENT JOANN GORDON.

President Gordon said there are banner brochures on the table. Board likes the snowman banners so they can be used after Christmas and not just for the holidays. Inspector Sanders recommended a wrap around the light poles; James Myrick recommended using different banner designs and not just one.

Member Ashton moved, seconded by Member Hendrickson to approve the purchase of the Christmas Banners not to exceed \$5,000 and leave the specifics up to President Gordon. All voted "Aye".

11. ADJOURN

At 8:43 pm, Member Ashton moved, seconded by Member Chisholm to adjourn. All voted "Aye".

APPROVED:


JoAnn Gordon, President

ATTEST:


Marvin Gregory, City Secretary