

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
JANUARY 11, 2016**

MEMBERS PRESENT:

PRESIDENT JOANN GORDON
GREG HENDRICKSON
LINDA MORGAN
JOANN BUTLER
DON ISTOOK

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY
ASST CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

VICE PRESIDENT STEVE HOLLAND (Family Illness)
JOE ASHTON (personal)

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, January 11, 2016 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

Member Hendrickson gave the Invocation and led the Pledge of Allegiance.

2. MEMBER ROLL CALL

President Gordon stated all members were present except VP Holland and Member Ashton which will be marked as excused absences.

3. CONSIDER APPROVAL OF MINUTES FROM THE NOVEMBER 10, 2015 SPECIAL CALLED MEETING

Member Hendrickson moved, seconded by Member Butler to approve the Minutes of the November 10, 2015 Special Called Meeting as revised. All voted "Aye".

4. DISCUSSION AND/OR ACTION ON THE 3RD ANNUAL STUFF THE STOCKING HOLIDAY FUN RUN AND PLANNING FOR THE 4TH YEAR ANNUAL EVENT

Sal Limas and Jason Martinez were present. There were 241 participants this year which tripled from last year. Suggestion from President Gordon would be to create committees and to start planning earlier. Also t-shirts were not pulled aside for the pre-registrants. Need to set a cut-off date so shirts can be set aside next year and also get the businesses logos upfront. Sal mentioned the shirts did not get there until the night before and next year a new company will be used for the shirts. The new shirt company keeps the business logos on file and predicts as far as the shirts, things will go smoother next year. Member Istook suggested calling on the help from the senior citizens that are at the Community Center.

Changes next year will be: creating committees, expand budget, recover expenses, and promote businesses.

Marvin Gregory stated \$1,891.78 will be going to CCDAC and \$1,150.00 will be going back into the operations budget. Banners and Ribbons cost \$141.00, Miscellaneous Items cost \$769.13 and T-Shirts cost \$1000.00 which total \$1,910.13 which is a \$500 increase from last year.

It was discussed about moving the Fun Run to the school stadium. President Gordon recommended staying at the Community Center for 2016 and then evaluating and possibly schedule the run before Thanksgiving and start creating committees in June.

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

Patricia Ward went over some changes she suggests for the BIG grant:

- set priorities
- eliminate landscaping eligibility
- look at the money you would like to budget
- when submitting payment, do a punch list, inspection, are there any mechanics liens?
- set priorities because of limited funding
- look at the agreement wording in case businesses do leave the city

Member Istook suggested finding out if the city will benefit from this applicant. Patricia Ward suggested asking how this funding will improve the city.

CS Gregory stated that until the Boulevard plans are completed, we cannot do any changes with the BIG Grant. It was mentioned by the EDC members that we can do a preliminary plan now and change when the plans are done. President Gordon mentioned the strip centers with absentee owners which pose challenging issues because of individual businesses applying for grants. Patricia Ward suggested having two different grants, one for business owners and one for the lease. Also suggested was to ask the applicants for copies of their sales tax revenue when applying.

6. DISCUSSION AND/OR ACTION ON RESIDENTIAL DEVELOPMENT (AFFORDABLE HOUSING) THROUGH CITY ECONOMIC DEVELOPMENT CORPORATIONS IN TARRANT COUNTY WITH CONSULTANT PATRICIA WARD

Patricia Ward mentioned \$200,000 in affordable housing. Suggestions would be to waive fees, connections with developers, infrastructure, and add to the incentive program. Member Hendrickson asked about if the city will have to rezone lots to accommodate bigger houses. Member Istook said you can build bigger homes on the current lots without rezoning.

7. APPROVAL OF THE END OF YEAR REPORT FROM WARD AND ASSOCIATES

Patricia Ward is waiting on a report from COG. Marvin Gregory said realtors and developers told him that there are several things going on and about to happen in River Oaks.

8. STRATEGIC PLANNING SESSION: GOALS AND OBJECTIVES FOR 2016

Patricia Ward suggested making sure everyone is on the same page with redeveloping, need to address code enforcement, also need to address zoning, and a three year planning process on budgeting sales tax. Marvin Gregory suggested also updating the subdivision ordinance.

9. ACTION IF ANY FROM STRATEGIC PLANNING SESSION

NONE

President Gordon announced Member Istook will be resigning from EDC. Last meeting is tonight. No action can be taken tonight but will at the January 26, 2016 meeting.

Citizen Input: \$10,000 does not go very far for the grant; concerned when saw Affordable Housing on agenda-thought it was Section 8; discussion was raised about whether or not renters would qualify? Ms. Ward answered that renters would not qualify for funding.


Mike with the Naval Air Station Joint Reserve Base introduced himself, mentioning the Joint Land Study will fit some of the goals of the city.

Greg Hendrickson announced it was voted last Sunday to close John Knox Church. The property will be sold.

11. ADJOURN

At 8:29 pm, Member Hendrickson moved, seconded by Member Butler to adjourn. All voted "Aye".

APPROVED:


JoAnn Gordon, President

ATTEST:


Marvin Gregory, City Secretary