

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
JULY 12, 2010**

MEMBERS PRESENT:

PRESIDENT JOANN GORDON
VICE-PRESIDENT STEVE HOLLAND
BRENDA MILLER
JOANN BUTLER
JOE CREWS

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY
OFFICE MANAGER PAULA BAGWELL
MAYOR HERMAN EARWOOD

MEMBERS ABSENT:

GREG HENDRICKSON-EXCUSED (OUT OF TOWN)
LEIGH ANN TURNER

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 12, 2010 at River Oaks Community Center, 5300 Blackstone, River Oaks, Texas 76114.

2. INVOCATION

NONE

3. PLEDGE OF ALLEGIANCE TO UNITED STATES AND TEXAS FLAGS

NONE

4. CONSIDER APPROVAL OF MINUTES FROM THE MAY 11, 2010 SPECIAL CALLED MEETING.

Member Crews moved to approve the minutes of the Special Called Meeting of May 11, 2010 as presented. Motion seconded by Member Butler. All voted "Aye".

At this time, President Gordon called role: President Gordon, Member Butler, Vice President Holland, and Member Crews were present. Member Turner and Member Hendrickson were absent. Member Hendrickson is out of town, therefore needs to be reflected as an excused absence.

5. CONSIDER APPROVAL OF E.D.C. FINANCIAL REPORT THRU JUNE 30, 2010.

CS Gregory reported the beginning operating cash flow balance for the 1st quarter was **\$92,337.65**; Sales Tax for the quarter totaled **\$39,649.33** and interest from the bank

was **\$12.56**; Texpool Transfer for the quarter totaled **\$60,000.00**; donation made to the Easter event for the quarter totaled **\$50.00** for a total revenue of **\$99,711.89**; total revenue combined with the beginning balance resulted in total cash flow in the bank of **\$192,049.54**. Expenditures for the quarter were **\$10,826.85** for personnel; **\$50,000.00** for sewer improvements; **\$44,000.00** for park improvements; **29,409.00** for the entrance sign; **\$2,450.00** for the BIG grant; **\$8,881.84** for city promotional. There is **\$344,074.96** in Texpool plus interest for the quarter of **\$156.70** minus withdrawal for the quarter of **\$60,000.00** –yielding a total ending balance of **\$330,713.51** in both the bank and on Texpool.

President Gordon and Member Crews questioned the expenses for the entertainers for the All American Celebration. CS Gregory stated we have always paid for entertainers. Those expenses may have come out of the General Fund, but it was his understanding that all expenses for the All American Celebration were to be taken out of the EDC Fund.

6. OATH OF OFFICE: BRENDA F. MILLER, PLACE 1 BOARD OF DIRECTOR APPOINTEE TO THE ECONOMIC DEVELOPMENT CORPORATION.

CS Gregory gave the Oath of Office and the Statement of Elected/Appointed Officer to Brenda F. Miller, Place 1.

President Gordon has concerns over the Economic Development finances. Looks like EDC has collected over half of the sales tax. Wonders how the next three months will be. CS Gregory thinks the sales tax for the next three months will be down by 1% or 2%. President Gordon pointed out that the employees salaries are the first thing that is paid out of EDC. The only revenue going into the EDC fund is from sales tax. President Gordon wants the board to think about if the sales tax revenue decreased; EDC will have to pull money out of Texpool Reserves. Reserve monies need to be kept for emergencies that come up. CS Gregory feels comfortable with 60 days of operation kept in reserves.

7. PUBLIC HEARING: HEARING TO CONSIDER THE RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION REQUEST OF DARREN HOUK AT 5500 AND 5502 MEANDERING AND 1005 YALE.

President Gordon opened the Public Hearing at 7:20 p.m.

Darren and Tonya Houk of Roofing Solutions were present. Mr. Houk passed around photos to the EDC Board of the current property. Mr. Houk has been in the roofing industry for 30 years. All the buildings on this property will be remodeled. His plans are on the main building to bring the stucco and stone up, paint, add awnings, and add a metal & tile roof. Also a metal fence will be installed which will be the same color as the stucco. The fence next to the residents will be upgraded. The other two buildings will be painted to match the main building. New asphalt will be put down in the parking lot.

Member Crews noticed this remodeling will be consistent to what has been done on River Oaks Blvd. Mr. Houk said the fence will be 8' tall and will match the stucco. There will also be a trim at the top of the fence. The fence will be tall enough to hide the construction equipment. The main building will become a showroom, hopefully to bring in a lot of people to the River Oaks area. Member Miller asked if Mr. Houk had gone out for bids for this project. Mr. Houk said he did. The sign will be done thru Keith Steele of Print Sign & Design. Mr. Houk has been unable to find any other contractors in River Oaks for the rest of the remodeling.

President Gordon explained to Mr. Houk how the BIG Program works.

President Gordon closed the Public Hearing at 7:40 p.m.

8. ACTION FROM PUBLIC HEARING: RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION REQUEST OF DARREN HOUK AT 5500 AND 5502 MEANDERING AND 1005 YALE.

Member Crews moved, seconded by Member Miller to approve the Business Grant Improvement Grant Application request of Darren Houk at 5500 and 5502 Meandering and 1005 Yale. All voted "aye".

9. PUBLIC HEARING: TO RECEIVE PUBLIC INPUT ON AMENDING THE 2010-2010 E.D.C. FISCAL YEAR BUDGET BY EXPANDING THE BUDGET AN ADDITIONAL \$17,000.00 FOR A PROJECT RELATED TO RECREATIONAL OR COMMUNITY FACILITIES SUITABLE FOR USE AS AMATEUR SPORTS (BASKETBALL COURT) AS QUALIFIED FOR THE PROMOTION OF NEW OR EXPANDED BUSINESS PURSUANT TO THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

President Gordon opened the Public Hearing at 7:41 p.m.

Member Crews said about several weeks ago, it was mentioned about having a basketball court at the community center. Just for the concrete, the cost will be \$16,200. Would like to try and get other organizations to purchase the goals and nets. Member Butler is concerned about the money. President Gordon reminded everyone about the revenues on the sales tax and the expenditures on the salary for EDC. There is not enough money in the bank account for this expenditure, and we will have to pull money out of the Reserve account to cover this expenditure. Member Miller recommended possibly getting corporate sponsors. It will take about 6-9 months in order to get sponsorships. Member Crews mentioned the bid of \$16,200 will be voided if not approved by the board tonight.

Member Butler would like to see a basketball court, but would like to save the money in case we hear from TXDOT regarding the median enhancements. President Gordon's concern is finances and cautioned the Board that if there is an emergency that comes up; we would need that money. Vice President Holland explained how the EDC finances worked. The basketball court will not bring back a return. President Gordon mentioned

the sewer line improvement expenses are a necessity. We have to keep in compliance. Citizen and Community Center Board Director Shirley Wheat does not want the basketball court at this time. Mayor Earwood suggested hiring a grant writer.

President Gordon closed the Public Hearing at 7:58 p.m.

10. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL AMENDING THE 2010-2010 E.D.C. FISCAL YEAR BUDGET BY EXPANDING THE BUDGET AN ADDITIONAL \$17,000.00 FOR A PROJECT RELATED TO RECREATIONAL OR COMMUNITY FACILITIES SUITABLE FOR USE AS AMATEUR SPORTS (BASKETBALL COURT) AS QUALIFIED FOR THE PROMOTION OF NEW OR EXPANDED BUSINESS PURSUANT TO THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

Member Miller moved, seconded by Member Butler to **DENY** expanding the EDC budget an additional \$17,000.00 for the project related to recreational or community facilities suitable for use as amateur sports (basketball court) as qualified for the promotion of new or expanded business pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations". All voted "aye".

11. PUBLIC HEARING: TO RECEIVE PUBLIC INPUT ON AMENDING THE 2010-2010 E.D.C. FISCAL YEAR BUDGET BY EXPANDING THE BUDGET AN ADDITIONAL \$650.00 FOR A PROJECT RELATED TO RECREATIONAL OR COMMUNITY FACILITIES SUITABLE FOR PUBLIC PARK PURPOSES (WOOLDRIDGE PARK SIGNAGE) AS QUALIFIED FOR THE PROMOTION OF NEW OR EXPANDED BUSINESS PURSUANT TO THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

President Gordon opened the Public Hearing at 8:00 p.m.

Park Board Member Norma Cumberledge is requesting \$14,461.25 from a grant from Chesapeake Energy for the BMX trail and fence. She would like EDC to purchase a sign in the amount of \$650.00 that says "Start & Finish" with the Chesapeake Energy and EDC logo on the sign for sponsorship for Phase II. Member Crews mentioned that the city has not approved Phase II yet, and asked Ms. Cumberledge if the grant from Chesapeake Energy had been approved yet. Ms. Cumberledge said the grant will be submitted this Friday. She would like to include the EDC sponsorship in the grant application. It will take six weeks to get approval on the grant. Member Crews does not want to move forward at this time with Phase II. Can we not get the money for the sign out of the dollar donation fund? CS Gregory stated there is enough money in the dollar donation fund to cover the sign. Member Miller suggested to word in the grant application the sponsorship will be negotiated or possibly listing the City of River Oaks as sponsor. President Gordon does not understand why EDC cannot be listed as a sponsorship on the sign when EDC funded Phase I. Mayor Earwood stepped up and explained how the BMX trail idea came about. Member Crews wants to take one step at a time. President Gordon asked Norma Cumberledge if it was critical for the grant to

have the \$650 commitment tonight. Ms. Cumberledge said it was not critical. The grant can be submitted without it but would be helpful if they had the commitment.

President Gordon closed the Public Hearing at 8:11 p.m.

12. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL AMENDING THE 2010-2010 E.D.C. FISCAL YEAR BUDGET BY EXPANDING THE BUDGET AN ADDITIONAL \$650.00 FOR A PROJECT RELATED TO RECREATIONAL OR COMMUNITY FACILITIES SUITABLE FOR PUBLIC PARK PURPOSES (WOOLDRIDGE PARK SIGNAGE) AS QUALIFIED FOR THE PROMOTION OF NEW OR EXPANDED BUSINESS PURSUANT TO THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

Member Crews moved, seconded by Member Butler to **DENY** expanding the budget an additional \$650.00 for a project related to recreational or community facilities suitable for public park purposes (Wooldridge Park Signage) as qualified for the promotion of new or expanded business pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations". All voted "aye".

13. PUBLIC HEARING: TO RECEIVE INPUT ON AMENDING THE 2010-2010 E.D.C. FISCAL YEAR BUDGET BY EXPANDING THE BUDGET AN ADDITIONAL \$1,500.00 BANNERS FOUND BY THE CORPORATION'S BOARD OF DIRECTORS TO PROMOTE NEW OR EXPANDED BUSINESS DEVELOPMENT PURSUANT TO THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

President Gordon opened the Public Hearing at 8:12 p.m.

CS Gregory stated we need an additional \$500-\$600 for the banners. He would like to request \$1,500 in case there is something additional that comes up. President Gordon would like the period remove after "future" on the banner. All members agreed they would like to see the tree color in green before making a final decision on the banner.

President Gordon closed the Public Hearing at 8:30 p.m.

14. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL AMENDING THE 2010-2010 E.D.C. FISCAL YEAR BUDGET BY EXPANDING THE BUDGET AN ADDITIONAL \$1,500.00 BANNERS FOUND BY THE CORPORATION'S BOARD OF DIRECTORS TO PROMOTE NEW OR EXPANDED BUSINESS DEVELOPMENT PURSUANT TO THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

Vice President Holland moved, seconded by Member Miller to **APPROVE** expanding the budget an additional \$1,000.00 for banners found by the corporation's Board of Directors to promote new or expanded business development pursuant to the Local

Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations". All voted "aye".

Before closing the meeting, President Gordon mentioned there is an 8th Annual Small Town Planning seminar at McKinney City Hall on August 14th, 2010. This meeting is at no cost and consists of open meetings training.

15. ADJOURN

At 8:35 Vice President Holland moved, seconded by Member Crews to adjourn the meeting. All voted "Aye".

APPROVED:



JoAnn Gordon, President

ATTEST:



Marvin Gregory, City Secretary