

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR CALLED MEETING  
JANUARY 13, 2020**

**MEMBERS PRESENT:**

PRESIDENT DAN CHISHOLM  
CHARLES RICHARDSON  
DAVID BEDFORD  
DARREN HOUK  
GREG HENDRICKSON  
BUCK BYBEE

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK  
EDC CONSULTANT PAUL PAINE

**MEMBERS ABSENT:**

VP STEVE HOLLAND

1. CALL TO ORDER

With a quorum present, President Chisholm called the Regular Called Meeting of the Economic Development Corporation to order at 6:00 p.m. on Monday, January 13, 2020 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Richardson delivered the Invocation.

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

Member Richardson led the Pledges of Allegiance to the United States and the Texas Flags.

4. MEMBER ROLL CALL

All members were present except for VP Holland.

5. **PUBLIC TESTIMONY:** CITIZENS TO SPEAK ON ANY TOPIC; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY NOTED ON THIS AGENDA, THE EDC BOARD 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 CITY STAFF ABOUT THE ISSUE. **NO EDC BOARD MEMBERS DELIBERATION IS PERMITTED**

**NONE**

6. CONSIDER APPROVAL OF MINUTES FROM THE DECEMBER 3, 2019 SPECIAL CALLED MEETING.

**Member Hendrickson moved, seconded by Member Bedford to approve the Minutes of the December 3, 2019 Special Called Meeting. All voted "Aye".**

At 6:04 p.m., President Chisholm went into Executive Session under Sections 551.072 & 551.087.

At 7:03 p.m., President Chisholm reconvened back into Regular Session.

7. CONSIDER AND ADOPT E.D.C. RESOLUTION #2020-01 DIRECTING PUBLICATION OF NOTICE OF A 4B LAND ACQUISITION PROJECT AND PUBLIC HEARING.

**Member Houk moved, seconded by Member Bybee to approve Resolution #2020-01 directing publication of notice of a 4B land acquisition project and public hearing. All voted "Aye".**

8. DISCUSSION AND/OR ACTION ON INTENT TO NEGOTIATE AND ENTER INTO CONTRACT FOR THE PURCHASE OF REAL PROPERTY INCLUDING LETTERS OF INTENT AND REIMBURSEMENT OF EARNEST MONEY FOR ECONOMIC DEVELOPMENT WITHIN THE CORPORATE LIMITS OF RIVER OAKS.

**President Chisholm moved, seconded by Member Hendrickson to direct staff to enter into a negotiation on Rockwood Terrace Addition. All voted "Aye".**

9. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY AUTHORIZING THE EXPENDITURE OF 4B FUNDS FOR A QUALIFIED PROJECT INVOLVING REAL PROPERTY AT 920 ROBERTS CUT OFF ROAD PURSUANT TO CHAPTER 505 "TYPE B CORPORATIONS" THAT PROMOTES BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY.

At 7:05 p.m., President Chisholm opened the Public Hearing.

No comments were made.

At 7:05 p.m., President Chisholm closed the Public Hearing.

10. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL RECOMMENDING THE EXPENDITURE OF 4B FUNDS FOR A QUALIFIED PROJECT INVOLVING REAL PROPERTY AT 920 ROBERTS CUT OFF ROAD PURSUANT TO CHAPTER 505 "TYPE B CORPORATIONS" THAT PROMOTES BUSINESS AND COMMERCIAL DEVELOPMENT WITHIN THE CITY.

**Member Bybee moved, seconded by Member Bybee to qualify the expenditure of 4B funds for the purchase of real property in a portion of Tract 7, Forest Acres Addition otherwise known as 920 Roberts Cut Off Road in order to promote economic development and promote commercial activity. All voted "Aye".**

11. APPROVE REIMBURSEMENT FROM ECONOMIC DEVELOPMENT CORPORATION (EDC) FUNDS TO HOWE & SONS IN EARNEST MONEY & OPTION FEE PAID TO SELLER FOR THE PURCHASE OF REAL PROPERTY AT 1512 SHENNA BLVD.

**Member Hendrickson moved, seconded by Member Richardson to approve the reimbursement of funds to Howe & Sons. All voted "Aye".**

12. STAFF REPORTS:

- ECONOMIC DEVELOPMENT REPORT FROM PAUL PAINE-coordinated a meeting with Morris Capital Partners do discuss possible opportunities. Attended December 2019 and January 2020 ROABA meeting. Attended RTC meeting on January 9, 2020 regarding Meandering Road, Hwy 183 funding and economic development issues.
- UPDATE ON PARTICIPATION IN TAX INCREMENT REINVESTMENT ZONE FINANCING-met with County Commissioner J.D. Johnson on January 10<sup>th</sup> to discuss county participation in the TIRZ.
- ENTRANCE SIGN ON ROBERTS CUT OFF RD AT THE NORTHWEST ENTRANCE TO CITY-no updates.
- PRESIDENT DAN CHISHOLM UPDATE ON PROMOTIONAL ADVERTISING & MARKETING PLAN-working with city staff.

13. EXECUTIVE SESSION: CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE BOARD RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSION(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED BY LAW DURING THIS MEETING. THE BOARD MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- a. Section 551.071- To seek advice from attorney;
- b. Section 551.072- Discussion regarding possible sale, lease or acquisition of real estate; and
- c. Section 551.087- Discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body.

This item was done after Item #6.

14. ACTION FROM EXECUTIVE SESSION.

This item was done in Item #7.

CM Gregory-met with owner of the old Evan's Vacuum Cleaner building on Jacksboro Hwy. The plans are to demolish the donut shop next door and building a five unit strip center with 5,910 square feet total. Vacuum sales will be in one unit, the donut shop in another unit, and market out the remaining three units.


President Chisholm-empty lot next to Josephina's-about nine months out before construction starts.

Citizen-asked when Meandering Road will be started-probably late fall. Also asked what is the purchase of 920 Roberts Cut Off-this is not for the road, it is for future development.


15. ADJOURN

At 7:36 p.m. President Chisholm moved, seconded by Member Bybee to adjourn the meeting. All voted "aye".

APPROVED:

  
Dan Chisholm, President

ATTEST:

  
Paula Luck, City Secretary