

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
FEBRUARY 8, 2021**

MEMBERS PRESENT:

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

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

NONE

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, February 8, 2021 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

Member Hendrickson gave the Invocation.

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

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

4. MEMBER ROLL CALL

All members were present.

5. CONSIDER APPROVAL OF MINUTES FROM THE JANUARY 26, 2021 REGULAR CALLED MEETING.

Member Hendrickson moved, seconded by VP Holland to approve the Minutes of the January 26, 2021 Regular Called Meeting. All voted "Aye".

6. DISCUSSION AND/OR ACTION FOLLOWING PRESENTATION BY MIKE WINTER OF POST OAK MEDIA ABOUT THE PROSPECT OF PUTTING TOGETHER A DIRECTORY/NEWCOMERS GUIDE FOR RIVER OAKS.

Mike Winters with Post Oak Media was present. Showed to the members were a 5" x 8" and an 8" x 11" pamphlet. The only expense to the city is if the city wants to purchase ad space. In the 5" x 8" pamphlet, the ¼ page ads are about \$100.00 per ad. Merchants who want to purchase ads can send in their own pictures. For it to be successful, at least 1/3 of the businesses need to participate. The city can name the pamphlet if they choose to. The EDC needs to just let Post Media know when they would like the pamphlet to come out and they will take it from there. It is recommended to start with the 5" x 8" because the ads are more affordable. If the city

puts something in there about the city, there will be no charge. Board agreed to move forward with this project. No action taken.

7. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING PROPERTY INCENTIVES FOR DEVELOPMENT OF THE PROPERTY AT 2621 JACKSBORO HIGHWAY AS REQUESTED BY JON EVANS AUTHORIZING THE GRANT OF PUBLIC FUNDS TO PROMOTE ECONOMIC DEVELOPMENT AND TO STIMULATE BUSINESS AND PROMOTE COMMERCIAL ACTIVITY IN THE CITY.

At 6:26 p.m., President Chisholm opened the Public Hearing.

Jon Evans was present. This corner lot is getting a lot of attention. This new building will boost sales tax and property tax value. The building will be tilt wall construction with textured paint with cultured stone the first 3' up. There will be a Welcome to River Oaks sign on the corner but do not know the design of it yet.

The request tonight is help with the building permit fees and the tap fees. There have been some communication issues on how this process is supposed to work that is why it is brought before the board now instead of before construction. If everything goes as planned, should be able to lease out spaces the first part of July. Board suggested if they approve, release the funds now and start the three years from October 1, 2021. Mr. Evans would have to provide the sales tax returns each year by October 1 of each year.

At 6:49 p.m., President Chisholm closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL AND RECOMMENDATION TO THE CITY COUNCIL BY RESOLUTION FOLLOWING TWO READINGS REGARDING PROPERTY INCENTIVES FOR DEVELOPMENT OF THE PROPERTY AT 2621 JACKSBORO HIGHWAY AUTHORIZING THE GRANT OF PUBLIC FUNDS TO PROMOTE ECONOMIC DEVELOPMENT AND TO STIMULATE BUSINESS AND PROMOTE COMMERCIAL ACTIVITY IN THE CITY.

VP Holland moved, seconded by Member Bybee 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 2D Partners % Jon Evans to enter into a Development Agreement for the development incentives to construct on site a new retail strip center in the Rockwood Terrace Addition, otherwise known as 2621 Jacksboro Highway pursuant to Section 505.158 of the Texas Local Government Code 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 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 2020-2021 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 the 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 \$22,100 project related to building and land development. And this agreement will begin October 1, 2021 and Mr. Evans will provide a separate personal guarantee letter. All voted "Aye".

9. DISCUSSION AND/OR ACTION REGARDING REAL PROPERTY LOCATED AT 1512 SHENNA BLVD.

Held a buyer's meeting this past Friday and no one showed up. Sent out the information to several rental agencies and to the funeral home that located next to the house. The bid opening is scheduled for February 16, 2021. The City Attorney said if we receive no bids, we can put a for sale sign on the property.

10. STAFF REPORTS: EXECUTIVE DIRECTOR REPORT.

Property at Long & River Oaks Blvd-working out all the utilities. City must abandon the easement which will be taken to council on February 23, 2021 but needs to provide a survey before council can approve the easement abandonment.

TIRZ Agreement-have received the signed agreement with the College District. Waiting on Tarrant County's signed agreement which was approved by commissioner's court.

920 RCO sign-have talked with the business owners and they are interested which will only leave 1/3 of the sign left to offer to Mr. Houk.

920 RCO-had to pay the 2020 property taxes because the property was being used for profit/loss and according to the tax code, the city is not exempt. This has been appealed but to avoid penalties, we had to pay by January 31st. We did receive at closing approximately \$1,400 for prorated taxes.

Property on River Oaks Blvd. next to Josephina's-Martial Arts Studio-this is the same as it was a year ago and not sure what his plans are.

11. 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.

NONE

12. ACTION FROM EXECUTIVE SESSION.

NONE

13. ADJOURN

At 7:14 p.m., Member Hendrickson moved, seconded by President Chisholm to adjourn the meeting. All voted "aye".

ATTEST:



Paula Luck, City Secretary

APPROVED:



Dan Chisholm, President