

**MINUTES OF THE RIVER OAKS  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR CALLED MEETING  
APRIL 11, 2022**

**MEMBERS PRESENT:**

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

**STAFF PRESENT:**

CITY MANAGER MARVIN GREGORY  
CITY SECRETARY PAULA LUCK

**MEMBERS ABSENT:**

DARREN HOUK

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, April 11, 2022 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. PUBLIC TESTIMONY: CITIZENS TO SPEAK ON ANY TOPIC OR ANY AGENDA ITEM BEFORE AN DURING THE MEETING BY RAISING YOUR HAND TO BE RECOGNIZED; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY NOTED ON THIS AGENDA, THE ECONOMIC DEVELOPMENT CORP. 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 THAT ISSUE, AND NO EDC BOARD DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.

NONE

5. MEMBER ROLL CALL

All members were present except Member Houk.

6. CONSIDER APPROVAL OF MINUTES FROM THE JANUARY 25, 2022 SPECIAL CALLED MEETING.

**Member Hendrickson moved, seconded by Member Bedford to approve the Minutes of the January 25, 2022 Special Called Meeting. All voted "Aye".**

7. DISCUSSION AND/OR ACTION ON ENTERING INTO AN AGREEMENT WITH PETTY AND ASSOCIATES REGARDING THE HIGHWAY 183 CORRIDOR IMPROVEMENTS IN ASSISTING THE CITY WITH GENERAL ECONOMIC DEVELOPMENT CONSULTING SERVICES ASSOCIATED WITH PENDING AND FUTURE ROADWAY IMPROVEMENTS IN RIVER OAKS.

Dan Kessler believes there may be funding through RTC and NCTCOG. In consideration of seeking funding and since Petty and Associates had done all the initial development plan and the costs of obtaining right-of-way properties, that we should consider getting Petty and Associates back involved as we go forward with the Meandering Road extension especially since they have a lot of the background studies and information. There will be a traffic light at 183 and Meandering, and Roberts Cut Off and Meandering. All the properties involved have been checked out and priced. The zoning along that will be mixed use zoning. Board agreed to get more details and have him attend the next meeting.

8. DISCUSSION AND/OR ACTION ON CONTRACTING FOR FIREWORKS DISPLAY TO BE FUNDED BY E.D.C. FOR THIS YEAR'S ALL-AMERICAN FESTIVAL.

Extreme Pyrotechnics is out of business. In searching for a pyrotechnics company, a lot of them are out of business. Will reach out to Camp Carter, City of Sansom Park and the base to see who they are using. The Event Center would like to have the fireworks there, but the Fire Marshal does not recommend having the fireworks at the Event Center.

**VP Holland moved, seconded by Member Hendrickson to approve spending up to \$6,000 on fireworks. All voted "Aye".**

9. CONSIDER APPROVAL OF THE EDC 2ND QUARTER FINANCIAL REPORT (JANUARY 1-MARCH 31, 2022).

CM Gregory reported the beginning balance for the 2<sup>nd</sup> quarter was **\$293,174.04**; sales tax for the quarter totaled **\$66,642.45**; interest from the bank was **\$37.10**; rental income from 920 Roberts Cut Off was **\$0**; resulting in total revenues and beginning balance of **\$359,853.59**. Total expenditures for the quarter were **\$103,741.65**. The beginning balance in TexPool was **\$293,174.04** with interest of **\$56.33**; for a total ending balance in TexPool of **\$266,944.84**. The ending total bank and TexPool balance was **\$523,056.78**.

EDC approved Grump's being paid after they get the parking lot finished but the owner wanted to wait. Jolly's permit fees we get upfront. We will check on why we are not receiving the rent checks from 920 Roberts Cut Off. There was \$50.00 charged to EDC from the attorneys for the group home which we will move over to the General Fund.

**VP Holland moved, seconded by Member Bybee to approve the FY 2022 2<sup>nd</sup> quarter report. All voted "Aye".**

10. STAFF REPORT: EXECUTIVE DIRECTOR'S REPORT.

Grump's Burgers-hoping to open by the end of this month.

Jolly Dreams-waiting on revised plans from architect for final approval.

Bank of Texas Building-contractor walked out and in process of hiring a new contractor to finish.

Street Signs-the new signs are done and in the process of getting them installed. It was suggested to possibly selling the old signs to the public.

A & A Motors Building-have heard nothing new.

Proposed Townhome Development-plans have changed and will require a new Public Hearings.

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.

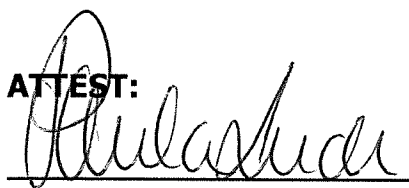
**NONE**


12. ACTION FROM EXECUTIVE SESSION.

**NONE**

13. ADJOURN

**At 7:00 p.m., President Chisholm adjourned the meeting. All voted "aye".**

**ATTEST:**  
  
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**Paula Luck, City Secretary**

**APPROVED:**  
  
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**Dan Chisholm, President**