

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
AUGUST 22, 2023**

MEMBERS PRESENT:

VP CHARLES RICHARDSON
DAN CHISHOLM
HEATHER KNIGHT
STEVE HOLLAND
BUCK BYBEE

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

PRESIDENT DARREN HOUK
RAUL SANCHEZ

1. CALL TO ORDER

With a quorum present, VP Richardson called the Special Called Meeting of the Economic Development Corporation to order at 5:00 p.m. on Tuesday, August 22, 2023 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

NONE

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

NONE

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 present except for President Houk and Member Sanchez.

6. CONSIDER APPROVAL OF MINUTES FROM THE AUGUST 14, 2023 REGULAR CALLED MEETING.

Member Chisholm moved, seconded by Member Bybee to approve the Minutes of the August 14, 2023 Regular Called Meeting. All voted "Aye".

7. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING RECOMMENDED APPROVAL OF FISCAL YEAR 2024 ECONOMIC DEVELOPMENT CORPORATION FUND OPERATION BUDGET (OCTOBER 1, 2023 – SEPTEMBER 30, 2024) PURSUANT TO THE LOCAL GOVERNMENT CODE, TITLE 12 “PLANNING AND DEVELOPMENT”, CHAPTER 505 “TYPE B CORPORATIONS”.

At 5:05 p.m., VP Richardson opened the Public Hearing.

The only change was adding EDC’s portion of the backhoe which leaves a surplus of \$18,094.00. It was brought up that maybe EDC can help fund fixing the issue with the audio on the online meetings. New cameras have been ordered and are waiting on installation. The current cameras have microphones, but it is battling the current microphones. There is about \$578,000.00 in both the bank and in Texpool.

At 5:11 p.m., VP Richardson closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF THE REVENUES AND EXPENDITURES OF THE ECONOMIC DEVELOPMENT CORPORATION FUNDS AS PRESENTED FOR FISCAL YEAR 2024 OPERATING BUDGET BEING QUALIFIED BY THE ECONOMIC DEVELOPMENT CORPORATION AS APPROVED REVENUE AND EXPENDITURE PROJECTIONS FOR THE FY 2023-2024 BUDGET YEAR THAT WILL PROMOTE NEW OR EXPANDED BUSINESS DEVELOPMENT.

Member Knight moved, seconded by Member Chisholm that pursuant to the Local Government Code, Title 12 “Planning and Development”, Chapter 505 “Type B Corporations”, the River Oaks Economic Development Corporation following a Public Hearing held on August 22, 2023 at 5:00 P.M. that was legally posted in accordance to the Open Meeting Act has qualified project expenditures in the Fiscal Year 2024 Economic Development Corporation Budget related to business enterprise property incentives in the amount of \$35,000; a boulevard enhancement project for Banners in the amount of \$10,000; a project related to public transportation in the amount of \$34,000, a professional services agreement related to contracting with another private corporation to assist with the development or operation of an economic development program in the amount of \$15,000, city promotional expenses in the amount of \$12,000 that promotes or develops new or expanded business enterprises that create or retain jobs and other professional services for salary reimbursement in the amount of \$123,318 in order to promote economic development within the city; a project related to recreational or community facilities for public park improvements in the amount of \$27,000; a project related to recreational or community facilities for entertainment and concert halls in the amount of \$18,000 and a capital purchase in the amount of \$27,088 pursuant to Section 501.103 “Certain Infrastructure Improvement Projects” of the Texas Local Government Code found by the Board of Directors suitable for infrastructure necessary to promote or develop new or expanded business enterprises limited to streets and roads, drainage water and sewer utilities and of Section 505.158 of the Texas Local Government Code that the project having been found suitable to promote or develop new or expanded business enterprises within the City that create or retain jobs.

I further move to recommend that the River Oaks Economic Development Corporation approve the total Revenue projections in the amount of

\$331,000 and the total Expenditure projections in the amount of \$312,906 as presented by the Executive Director to fund and operate the Economic Development Corporation for the Fiscal Year 2024 (October 1, 2023 through September 30, 2024). All voted "Aye".

Member Knight moved, seconded by Member Chisholm to amend the motion to include \$27,088.00 for capital purchases. All voted "Aye".

9. 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.

10. ACTION FROM EXECUTIVE SESSION.

NONE

11. ADJOURN

At 5:17 p.m., VP Richardson adjourned the meeting.

APPROVED:


Charles Richardson, Vice-President

ATTEST:


Paula Luck, City Secretary