

**MINUTES OF THE REINVESTMENT ZONES NO. 1 & NO. 1A  
CITY OF RIVER OAKS  
AUGUST 28, 2023**

**MEMBERS PRESENT:**

MAYOR DARREN HOUK  
MAYOR PRO TEM JOHN CLARIDGE  
COUNCIL MEMBER LEIGH ANN TURNER  
COUNCIL MEMBER BRENT FORESTER  
COUNCIL MEMBER STEVE HOLLAND  
DILLON MALONEY (TARRANT COUNTY)  
RONNIE WATKINS (TARRANT COUNTY COLLEGE DISTRICT)

**OTHERS PRESENT:**

MARVIN GREGORY, CITY MANAGER  
PAULA LUCK, CITY SECRETARY

**MEMBERS ABSENT:**

COUNCIL MEMBER YOLIE RODRIGUEZ

**A. CALL TO ORDER**

With a quorum present, Mayor Houk called the Special Meeting of the Reinvestment Zones No. 1 and No. 1A of the City of River Oaks to order at 6:03 p.m. on Monday, August 28, 2023 at the River Oaks Council Chambers, 4900 River Oaks Blvd., River Oaks, Texas 76114.

**B. INVOCATION**

Mayor Houk gave the Invocation.

**C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG AND THE TEXAS FLAG**

Mayor Houk led the Pledge of Allegiance to the United States Flag and the Texas Flag.

**D. CONSIDER APPROVAL OF MINUTES FROM AUGUST 30, 2022 SPECIAL MEETING.**

**Mayor Pro Tem Claridge moved, seconded by Member Watkins to approve the Minutes from the August 30, 2022 Special Meeting. All voted "Aye".**

**E. PRESENTATION BY PETTY & ASSOCIATES ON PROJECT ELIGIBILITY WITHIN THE REINVESTMENT ZONE AS AUTHORIZED BY ORDINANCE #1208-2018 AND BY THE TAX INCREMENT FINANCING ACT, CHAPTER 311 TEXAS TAX CODE.**

Trent Petty was present. Trent explained why and how we created the TIRZ plan and the vision statement. Trent presented a power point presentation of the map of the new Meandering Road extension, boundary of the TIRZ, feasibility analysis, etc. TIRZ is pay as you go. Also showed the estimated project costs, but costs have increased. We did not collect as much money as projected due to COVID. The drainage improvements on River Oaks Blvd should be part of the TXDOT design and the city shouldn't have to pay for that. To use TIRZ funds for projects, the projects must be in the TIRZ boundary.

F. DISCUSSION AND/OR ACTION REGARDING BYLAWS AND APPOINTMENT OF DIRECTORS OF THE REINVESTMENT ZONE NO. 1 AND REINVESTMENT ZONE NO. 2, CITY OF RIVER OAKS:

A. DISCUSSION CONSIDERING ANY PROPOSED AMENDMENTS TO THE BYLAWS

B. CONSIDER OTHER BOARD OF DIRECTOR APPOINTMENTS

Tracey Knight is the representative for Tarrant County but was unable to attend tonight.

G. PUBLIC COMMENTS:

A. AN OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD OF DIRECTORS OF THE REINVESTMENT ZONE NO. 1 AND REINVESTMENT ZONE NO. 1A, CITY OF RIVER OAKS ON MATTERS WHICH ARE SCHEDULED ON THIS AGENDA FOR CONSIDERATION BY THE REINVESTMENT ZONE NO. 1 AND REINVESTMENT ZONE NO. 1A, BUT NOT SCHEDULED AS A PUBLIC HEARING.

CM Turner understands the TIRZ more tonight and appreciates the city for thinking of this for the future.

CM Holland asked about valuations during COVID. Trent-what was affected was new construction valuations. The existing valuations continued to rise.

H. PUBLIC HEARING: CITIZEN COMMENTS ON THE PROPOSED FY 2023 BUDGET ADOPTION FOR THE RIVER OAKS TAX INCREMENT REINVESTMENT ZONE NO. 1 AND NO. 1A FOR THE PERIOD OCTOBER 1, 2023 TO SEPTEMBER 30, 2024.

At 6:45 p.m., Mayor Houk opened the Public Hearing.

This is just an operational budget since we are saving the money. Salary reimbursement is calculated as a percentage. The consultant is when we use Petty and Associates for anything.

At 6:46 p.m., Mayor Houk closed the Public Hearing.

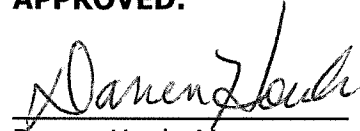
I. ACTION FROM PUBLIC HEARING: CONSIDER RECOMMENDATION AND/OR APPROVAL ADOPTING THE FY 2024 FISCAL YEAR OPERATING BUDGET FOR THE RIVER OAKS TAX INCREMENT REINVESTMENT ZONE NO. 1 AND REINVESTMENT ZONE NO. 1A FOR THE PERIOD OCTOBER 1, 2023 TO SEPTEMBER 30, 2024.

**CM Forester moved, seconded by Mayor Pro Tem Claridge to approve the FY 2024 TIRZ budget as presented and to recommend it to the City Council. All voted "Aye".**


J. ADJOURNMENT

**At 6:47 p.m. Mayor Houk adjourned the meeting. All voted "Aye."**

**APPROVED:**

  
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Darren Houk, Mayor

**ATTEST:**

  
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Paula Luck, City Secretary