

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
SEPTEMBER 2, 2014**

MEMBERS PRESENT:

PRESIDENT JOANN GORDON, PLACE 5 (PRESIDENT)
LINDA MORGAN, PLACE 1
JOANN BUTLER, PLACE 2
HERMAN EARWOOD, PLACE 3
STEVE HOLLAND, PLACE 4 (VICE PRESIDENT)
DON ISTOOK, PLACE 6
GREG HENDRICKSON, PLACE 7

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY

1. CALL TO ORDER

With a quorum present, President Gordon called the Special Called Meeting of the Economic Development Corporation to order at 6:30 p.m. on September 2, 2014 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

Steve Holland gave the invocation.

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

Steve Holland led the pledge to the United States and Texas Flags.

4. MEMBER ROLL CALL

The roll call was recorded all members present.

5. CONSIDER APPROVAL OF THE MINUTES FROM THE JULY 22, 2014 AND AUGUST 26, 2014 MEETINGS.

Member Butler moved, seconded by Member Holland, to approve both the July 22, 2014 and August 26, 2014 minutes. All voted "Aye".

6. SPECIAL PRESENTATION BY PAUL PAINE ON ECONOMIC DEVELOPMENT PLANNING

President Gordon introduced Paul Paine as the speaker for tonight's meeting. He has served as the commander of the Joint Reserve Base and President of the Regional Coordination Committee.

Mr. Paine stated that he anticipated that the biggest economic driver would be the approximately 11,500 that are employed at the base and Lockheed Martin. In his role as the administrator of TIF District 4 in Fort Worth he used TIF money to escalate growth on the south side of Fort Worth. TIF's (Tax Increment Financing) is the

difference between the amount of property tax revenue generated before TIF district designation and the amount of property tax revenue generated after TIF designation. There are 11 TIF's in Fort Worth with 5% of growth in his district.

In Fort Worth, he used 20% of TIF funds as matching funding in order to apply for a sustainable grant. He recommended to use 30% of TIF funds for the design plan on the south side of Fort Worth to construct corridor improvements that he estimated would produce \$400,000 in property tax. The project ended up being an 8.5 million dollar project.

He also elaborated on the many success stories that he has experienced in the use of TIF funding within the District 4 as to the amount of growth resulting from those development projects from infrastructure, corridor and street lighting improvements.

In River Oaks, he didn't feel that residential would be a viable use of TIF funds. He felt that the best use of TIF funds would be on River Oaks Blvd. President Gordon stated that the city was currently involved with the Council of Governments in the master corridor planning of River Oaks Blvd. that was being partially funded with EDC funds. In setting up a TIF District, the city would have to designate boundaries and TIF funding could only be spent within those boundaries. As chairman of the Texas Military Preparedness, he would be willing to support funding in renovating Meandering Road to the east gate.

He praised the work that Dan Kessler of the Council of Governments has done in assisting with future development of this area and for the City of River Oaks. President Gordon stated that one thing we have done that you might not be aware of is we have joined in with other local communities in forming a regional Economic Development Alliance that has proven to help bring the local economic development commissions together.

Mr. Paine also emphasized that the city needs to make use of their tax incentive program to spur development energy within the city. With that President Gordon stated we have taken enough of your time already and we could go on all night hearing from you, but we really should let you go home. Mr. Paine thanked the board and wanted them to know he would be willing to help in any way he could with their economic development. He further thanked the Economic Development Commission on their role in getting the regional alliance up and going and he felt with the RCC there is great support in helping revitalize this area.

No Action called for.

7. PUBLIC HEARING: TO RECEIVE PUBLIC INPUT ON AMENDING THE **2013-2014 OPERATING ECONOMIC DEVELOPMENT CORPORATION BUDGET** IN ORDER TO APPROVE EXPENDITURES FOR A BOULEVARD ENHANCEMENT PROJECT (SIDEWALK EXTENSION ON RIVER OAKS BLVD.) RELATED TO BUSINESS ENTERPRISES THAT IN THE BOARD'S DISCRETION CREATE OR RETAIN PRIMARY JOBS AS BEING QUALIFIED FOR THE PROMOTION OF NEW OR EXPANDED BUSINESS PURSUANT TO

THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

Public hearing was opened at 8:15 P.M.

Mayor Earwood requested that the EDC fund bringing the sidewalk on around from where it stops now after the development of Title Max. Member Holland questioned where this was actually at and President Gordon answered at the corner of Ohio Garden and River Oaks Blvd.

Member Hendrickson questioned whether the state would require us to extend the curb and gutter; Mayor didn't see that happening. Member Holland questioned if there was a sidewalk at Q.T. and the Mayor said no, TXDOT wouldn't approve building a sidewalk on the right-of-way.

The cost to expend funds for extending the sidewalk would be approximately \$4,000. President Gordon asked CS Gregory if \$4,000 was enough to include landscaping; Gregory stated the \$4,000 would be only enough to cover the sidewalk itself. Member Istook stated he would like to look at it before making a decision. President Gordon requested to expend the funds out of the current budget. Member Hendrickson remains concerned about the state requiring curb and guttering. President Gordon announced that maybe it would be better to keep this public hearing open until the next meeting allowing the board additional time in considering this request.

President Gordon announced for the record this public hearing shall remain open until the next regular meeting on Monday, November 3, 2014 at 7:00 P.M.

No further action taken.

8. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL TO AMEND THE **2013-2014 OPERATING ECONOMIC DEVELOPMENT CORPORATION BUDGET** IN ORDER TO EXPEND E.D.C. FUNDS FOR A BOULEVARD ENHANCEMENT PROJECT (SIDEWALK EXTENSION ON RIVER OAKS BLVD.) RELATED TO BUSINESS ENTERPRISES THAT IN THE BOARD'S DISCRETION CREATE OR RETAIN PRIMARY JOBS AS BEING QUALIFIED FOR THE PROMOTION OF NEW OR EXPANDED BUSINESS PURSUANT TO THE LOCAL GOVERNMENT CODE TITLE 12 "PLANNING AND DEVELOPMENT", CHAPTER 505 "TYPE B CORPORATIONS".

None.

9. CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL REGARDING THE APPROVAL OF THE INTERLOCAL CORPORATION AGREEMENT WITH NCTCOG FOR THE RIVER OAKS REVIVAL PROJECT (HWY 183 CORRIDOR).

President Gordon reported that the city will contribute \$50,000 to the project and Tarrant County will contribute \$30,000. President Gordon summarized the schedule for the project and that it should be completed within a year. Member Holland asked about Fort Worth's participation and President Gordon announced as of right now they are not.

CS Gregory announced that this agreement is between River Oaks and Council of Governments and that there will be a separate interlocal agreement with Tarrant County when they contribute their obligation of \$30,000. President Gordon stated we budgeted \$50,000 out of the current budget (2013-2014) and next year it is budgeted for an additional \$50,000 toward boulevard enhancements. Member Holland is concerned about signing the agreement making River Oaks liable for \$80,000 without anything in writing from Tarrant County. President Gordon stated she felt the same initially, but got to thinking what would be the down side if they don't because we are going forward with the project regardless. President Gordon said in her discussions with Judge Whitley, Tarrant County is on board.

Citizen John Claridge questioned what happened to the 50/50 split with the Council of Governments. President Gordon stated that after the fact Tarrant County participated with an additional \$30,000 for \$130,000 available. John Claridge questioned why the project went up \$30,000 and Gregory answered that it is because drainage study was added to the project.

Vice-President Holland moved, seconded by Member Hendrickson to recommend approval of the Interlocal Corporation Agreement with NCTCOG for the River Oaks Revival Project (HWY 183 Corridor). All voted "Aye".

10. **WORKSHOP: ECONOMIC DEVELOPMENT PLANNING**

i. STATUS OF SHOP RIVER OAKS WEBSITE, TWITTER AND FACEBOOK ACCOUNTS

President Gordon reported Pam Mundo was handling all the websites, but with her no longer here, it falls back to us. President Gordon recommended that we no longer continue with Facebook and Twitter. As far as the Shop River Oaks Texas website, President Gordon indicated that we have in the past considered using school students to do it, but that seems to have gone away. President Gordon said we will probably seek help elsewhere; Mayor Earwood recommended we contact Shirley Bloomfield since she has expressed an interest in the past.

ii. BUSINESS PROPERTY DEVELOPMENT UPDATE

President Gordon reported on the new Title Max at 5060 River Oaks Blvd., the new Cricket store that will be opening soon in the 5600 block of River Oaks Blvd., and the Donnahue property on Jacksboro Highway has sold.

President Gordon also reported that the former car slot at 5437 River Oaks Blvd. is back up for lease. Member Istook stated he was in contact with someone that had expressed interest to locate a Pizza set down restaurant at that location. President Gordon said the last thing she had to report was that Rodney D. Young had moved and is now locating next to the Dollar Tree across the street from the city hall.

Member Istook questioned if the city could cut some of the overhanging trees over state property? He felt EDC funds could be used to help clean up along the boulevard in order to improve the city's image.

11. ACTION, IF ANY, FROM WORKSHOP

Member Holland questioned what the action would be? President Gordon said it would be to approve monitoring of the Shop River Oaks Texas website and to stop Facebook and Twitter accounts. Discussion occurred between the members about the websites as to which website is which. Member Istook can't find Shop River Oaks website. President Gordon said we don't have to take action if the board prefers not to.

No Action Taken.

12. EXECUTIVE SESSION: CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551.072, TEXAS GOVERNMENT CODE: THE ECONOMIC DEVELOPMENT CORPORATION RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSIONS(S) FROM TIME TO TIME ON A POSTED AGENDA ITEM TO:

- Discuss the possible sale, lease or acquisition of real estate: *A Governmental Body (Economic Development Corporation) may conduct a closed meeting regarding the purchase, exchange, lease or value of real property if the deliberations in an open meeting would have a possible detrimental effect on the position of the Economic Development Corporation in negotiations with a third person.*

None.

13. ACTION FROM EXECUTIVE SESSION

None.

14. ADJOURNMENT

At 9:24 p.m. Member Butler moved, seconded by Member Hendrickson, to adjourn the meeting. All voted "Aye".

APPROVED:


JoAnn Gordon, President

ATTEST:


Marvin Gregory, City Secretary