

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
SPECIAL CALLED MEETING
JUNE 19, 2012**

MEMBERS PRESENT:

PRESIDENT JOANN GORDON
LINDA MORGAN
JOANN BUTLER
GREG HENDRICKSON
STEVE HOLLAND-7:03 PM

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY
OFFICE MANAGER PAULA LUCK
PW DIRECTOR JAMES HATLEY
MAYOR HERMAN EARWOOD

MEMBERS ABSENT:

VICE PRESIDENT JOE CREWS
LEIGH ANN TURNER

1. CALL TO ORDER

With a quorum present, President Gordon called the Special Called Meeting of the Economic Development Corporation to order at 7:04 p.m. on Tuesday, June 19, 2012 at River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

Member Holland gave the Invocation.

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

Member Morgan led the Pledge of Allegiance to the United States Flag & the Texas Flag.

4. MEMBER ROLL CALL

President Gordon stated that all members are in attendance except for Member Turner and VP Crews whom are marked as an excused absence.

5. CONSIDER APPROVAL OF MINUTES FROM THE MAY 29, 2012 SPECIAL CALLED MEETING.

Member Hendrickson moved, seconded by Member Morgan to approve the minutes of the Special Called Meeting on May 29, 2012 with corrections in Item #10, last paragraph to remove the sentence "Member Holland recommends doing something with Keith Steele's issue now and turn down any new BIG grant applications" and inserting "The board discussed the issues of Keith Steele and placing BIG grants on hold until further notice". All voted "Aye".

6. CONSIDER APPROVAL TO CONTRACT WITH MUNDO & ASSOCIATES TO ASSIST WITH THE DEVELOPMENT OR OPERATION OF AN ECONOMIC DEVELOPMENT PROGRAM PURSUANT TO CHAPTER 505 "TYPE B CORPORATION", SUBCHAPTER C § 505.102 "CONTRACT WITH OTHER PRIVATE CORPORATION" OF THE LOCAL GOVERNMENT CODE.

CS Gregory and President Gordon met with Pam Mundo of Mundo & Associates to discuss what River Oaks needs and what she can bring to our city. During the meeting, they also discussed the contract in detail. The City of Pantego is one of Mundo & Associates clients. President Gordon has noticed a lot of changes in Pantego over the last several months. The City of Pantego used to be what River Oaks is now. Pantego has been a client of Mundo & Assoc. for about nine months.

Pam Mundo of Mundo & Associates said they are dedicated to small communities that need a boost in their Economic Development. Several of their smaller cities that were struggling, are currently growing. All cities need a plan and they need to establish goals. She has had cities that immediately showed growth and improvement. But there are some cities that took a little longer to show growth and improvement. The first thing to do is to inventory available sites. Mundo & Associates continuously attends workshops to learn about different opportunities. Pam will keep about ten investors in close contact of River Oaks. River Oaks needs a strategic plan which is helping find the vision for River Oaks and where you want to be in ten years. Need to narrow goals to about four or five. The question will be how you are going to accomplish the goals within that year? Usually it takes several years to accomplish goals.

River Oaks also needs a marketing program; where is River Oaks and what can it offer. Currently there are lots of opportunities with the State to assist you. There are lots of small and large opportunities available, mainly with grants. Need to ask Walmart and Target for grant opportunities. Most small grants are included in Mundo & Associates agreed upon fee. But the larger grants will cost the city more money. Need to get incentives comparable to the surrounding communities.

Member Holland said that the board was sold with Mundo & Associates from the first meeting; but money was a concern. Member Holland asked Pam Mundo to describe experiences where things did not work out with the cities. Pam explained how her business was started twice which the first was in another state and then she relocated. Most clients stay with Mundo & Associates for several years. She has never had an experience where it did not work out with a city. Mundo & Associates plans on remaining a small company. Pam says you have to trust your investors and your investors have to trust you. Most deals take a year or so to finalize. River Oaks will not see changes until about the year 2015.

Member Hendrickson asked Pam if she writes the small grants. Pam said writing the grant is easy, the administration part is difficult. But yes, she will write small grants. President Gordon mentioned if we reduced the \$48,000, the processes will go slower. Pam will bring us so much more to the table than an EDC Coordinator. The board recommends CS Gregory and President Gordon working with budget numbers to try and make this work now. CS Gregory suggested moving the EDC employee to the Water-

Sewer Fund. He is more a water employee now than for water line installation previously funded by EDC. President Gordon mentioned that Quik Trip will probably market the empty lot and possibly be looking for a hotel. Pam Mundo suggests River Oaks needs family entertainment which can be used from hotel/motel tax. Mayor Earwood feels right now is a wonderful opportunity with a new Walmart going in on Jacksboro Hwy and also the new schools. Citizen James Myrick is pleased with what Mundo & Associates has to offer and asked if they usually deal with government agencies like the military base. Pam responded that they usually deal with all kinds of agencies including government.

Member Holland moved, seconded by Member Hendrickson to approve the contract with Mundo & Associates at \$4,000 which would commit 40-45 hours a month. All voted "Aye".

CS Gregory wants Pam to start August 1, 2012. The City Council will have to approve the contract and then the City Attorney would have to look the contract over. Pam will need to review the EDC Bi-Laws/Articles of Incorporation and also will begin to inventory the empty businesses.

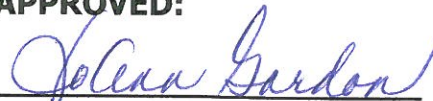
7. CONSIDER APPROVAL TO AMEND THE E.D.C. 2011-2012 FISCAL YEAR BUDGET IN ORDER TO EXPEND E.D.C. FUNDS NOT TO EXCEED MORE THAN 10 PERCENT OF THE REVENUES FOR PROMOTIONAL PURPOSES BY INSTALLING FEATHERED FLAGS AND BANNERS WITHIN THE CORPORATE LIMITS OF THE CITY OF RIVER OAKS AS BEING FOUND SUITABLE BY THE BOARD OF DIRECTORS FOR THE PROMOTION OF DEVELOPMENT.

The board passed on this item.

8. ADJOURN

At 8:05 pm, Member Holland moved, seconded by Member Butler to adjourn the meeting. All voted "Aye".

APPROVED:


JoAnn Gordon, President

ATTEST:


Marvin Gregory, City Secretary