

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
DECEMBER 9, 2024**

MEMBERS PRESENT:

PRESIDENT DARREN HOUK
CHARLES RICHARDSON
HEATHER KNIGHT
DAN CHISHOLM

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

STEVE HOLLAND
BUCK BYBEE
VP RAUL SANCHEZ

1. CALL TO ORDER

With a quorum present, President Houk called the Regular Called Meeting of the Economic Development Corporation to order at 6:05 p.m. on Monday, December 9, 2024 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

President Houk gave the Invocation.

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

President Houk 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 for Member Holland, Member Bybee, and VP Sanchez.

6. CONSIDER APPROVAL OF MINUTES FROM THE NOVEMBER 18, 2024 SPECIAL CALLED MEETING.

Member Richardson moved, seconded by Member Chisholm to approve the Minutes of the November 18, 2024 Special Called Meeting. All voted "Aye".

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

7. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING A PROJECT PURSUANT TO SECTION 505.158 "PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES" OF THE TEXAS LOCAL GOVERNMENT CODE AS REQUESTED BY JOLLY WALIA d/b/a JJOLLY'S CSTORE AT 4710 RIVER OAKS BLVD TO PROMOTE NEW OR EXPANDED DEVELOPMENT THAT INCLUDES A PROJECT UNDER CHAPTER 380 "MISCELLANEOUS PROVISIONS RELATED TO MUNICIPAL PLANNING AND DEVELOPMENT" FOR A GRANT OF PUBLIC MONEY TO STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE MUNICIPALITY.

At 6:09 p.m., President Houk opened the Public Hearing.

Jolly Walia was present. This was presented to the City Council and was told to go before the EDC. When trying to open the business, there were constant delays from TXDOT. When the business opened, Long Avenue was shut down for three months. Therefore, a lot of business was lost this year. Requesting is a grant program of \$18,000.00 to cover property taxes and loss of sales tax. Provided were the monthly sales tax reports that were reported to the state. The Board talked about possibly giving a grant and providing a loan for the rest.

At 6:45 p.m., President Houk closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL TO QUALIFY EXPENDITURE OF ECONOMIC DEVELOPMENT CORPORATION FUNDS FOR A PROJECT PURSUANT TO SECTION 505.158 "PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES" OF THE TEXAS LOCAL GOVERNMENT CODE AS REQUESTED BY JOLLY WALIA d/b/a JJOLLY'S CSTORE AT 4710 RIVER OAKS BLVD TO PROMOTE NEW OR EXPANDED DEVELOPMENT THAT INCLUDES A PROJECT UNDER CHAPTER 380 "MISCELLANEOUS PROVISIONS RELATED TO MUNICIPAL PLANNING AND DEVELOPMENT" FOR A GRANT OF PUBLIC MONEY TO STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE MUNICIPALITY.

Member Richardson moved, seconded by Member Chisholm that the River Oaks Economic Development Corporation (E.D.C.) finds that pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations" to recommend to the City Council to approve the request from Jolly Walia d/b/a JJolly's CStore in the Rockwood Terrace Addition, otherwise known as 4710 River Oaks Blvd under a Chapter 380 Development Agreement for a \$6,000 Grant with no pay back and a \$12,000 no interest loan with a payback of \$300 per month commencing on January 15, 2025 and continuing until the \$12,000 is paid back in full to the Economic Development Corporation for a total of \$18,000 to stimulate business and commercial activity within the City of River Oaks; and

Further move that the Economic Development Corporation finds that pursuant to the Local Government Code Title 12 "Planning and Development", Chapter 505 "Type B Corporations" that a project \$10,000 or more in the 2024-2025 Fiscal Year EDC budget is found by the Board of Directors to promote or develop new or expanded business development within the City that includes a project qualified pursuant to Section 505.158 of the Texas Local Government Code authorized to be created by a municipality with a population of 20,000 or less including the land, buildings, equipment,

facilities, expenditures, targeted infrastructure and improvements qualified by the Economic Development Corporation's board of directors for the expenditure of E.D.C. funds to promote new or expanded business enterprises within the City that create or retain jobs. All voted "Aye".

UPDATES FOR DISCUSSION AND/OR ACTION:

9. UPDATE ON GROUP REPRESENTATION OF BUSINESSES IN THE 5400 BLOCK OF RIVER OAKS BLVD (5400-5412) HOLDING A TENT SALE AT 5410 RIVER OAKS BLVD FOR PROMOTING RETAIL SALES BENEFITING THE BUSINESSES IN THE 5400 BLOCK OF RIVER OAKS BLVD.

EDC voted on March 11, 2024 to give the block \$500.00 to have an open house for the block of businesses in the block of 5400 River Oaks Blvd. This was never done, and they would like to have a weekend long tent sale and leave the tent, and merchandise will be out at all times during this sale. The Board agreed that the motion made on March 11, 2024 remains good and as long as the tent is not in the TXDOT right-of-way.

10. UPDATE FROM PRESIDENT HOUK REGARDING NEW BUSINESSES OR PROPERTIES FOR SALE OR LEASE.

Cowboys Cleaners is open. The vacant lot next to Josephina's will be closing next month. There have been a couple of calls on a chiropractic business.

11. EXECUTIVE DIRECTOR REPORT:

199 project is halted but don't know any details on why.

183 project is 60% on design plans. Drainage is an issue.

Meandering Road project is moving slow.

Holiday banners are up. President Houk noticed some brackets are up with no banners.

12. 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

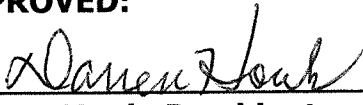
13. ACTION FROM EXECUTIVE SESSION.

NONE

14. ADJOURN

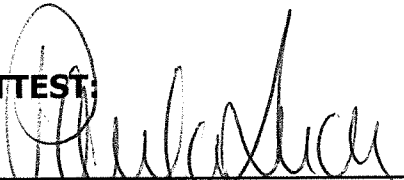
At 7:11 p.m., President Houk adjourned the meeting.

APPROVED:



Darren Houk, President

ATTEST:



Paula Luck, City Secretary