

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
MAY 13, 2024**

MEMBERS PRESENT:

PRESIDENT DARREN HOUK
STEVE HOLLAND
DAN CHISHOLM
BUCK BYBEE-6:29 P.M.
RAUL SANCHEZ
HEATHER KNIGHT

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

VP CHARLES RICHARDSON

1. CALL TO ORDER

With a quorum present, President Houk called the Regular Called Meeting of the Economic Development Corporation to order at 6:02 p.m. on Monday, May 13, 2024 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Sanchez gave the Invocation.

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

Member Sanchez 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 Bybee (arrived at 6:29 p.m.) and VP Richardson.

6. CONSIDER APPROVAL OF MINUTES FROM THE APRIL 8, 2024 REGULAR CALLED MEETING.

Member Chisholm moved, seconded by Member Knight to approve the Minutes of the April 8, 2024 Regular Called Meeting. All voted "Aye".

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

7. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION FROM ITALIANOS RESTAURANT LOCATED AT 5442 RIVER OAKS BLVD PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

Public Hearing continued from April 8, 2024. Arsim Ramaj with Italianos was present. Has owned this for two months. This grant is to replace the sign. The original grant was about six years ago from a previous owner. The quote for a new sign is \$4,976.40 which \$2,488.20 (50%) would be eligible. There are three units in that strip so the total grant would have to be split three ways which the \$2,488.20 meets that. The old sign will be removed and there will be touch up painting done behind the old sign. All documents have been received by city staff.

At 6:16 p.m., President Houk closed the Public Hearing.

8. ACTION FROM PUBLIC HEARING: CONSIDER RECOMMENDATION APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION FROM ITALIANOS RESTAURANT AT 5442 RIVER OAKS BLVD PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

Member Holland moved, seconded by Member Chisholm that the River Oaks Economic Development Corporation 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 Asmir Ramaj at 5442 River Oaks Blvd to enter into a Development Agreement for a Business Improvement Grant in the amount up to \$3,333.33 for exterior improvements pending property owner approval, proof that all taxes are current on the property, and in conclusion finds that the applicant is qualified for expenditure under Resolution #907-2018 pursuant to Section 505.158 of the Texas Local Government Code that the project is authorized for the Expenditures of 4B funds having been found suitable to promote or develop new or expanded business enterprises within the City that create or retain jobs. All voted "Aye".

UPDATES FOR DISCUSSION AND/OR ACTION:

9. UPDATE FROM PRESIDENT HOUK REGARDING THE SPRINGFEST CAR SHOW.

Car Show was a success and had beautiful weather. President Houk thanked the Police Department and City Manger Gregory for their help. The cruise on Friday was a combined with the Castleberry Senior Class Parade.

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

Nothing new to report. The cleaners at the corner of White Settlement Road and Roberts Cut Off will be moving. A fully automated McDonalds will be going in at that corner.

11. UPDATE FROM PRESIDENT HOUK ON UPCOMING RIBBON CUTTING EVENTS.

Nothing new scheduled.

12. EXECUTIVE DIRECTOR REPORT:

JJollys C-Store is now open but has not set a ribbon cutting date.

75th anniversary expenses enclosed.

The Fireworks Show will be with Pyro Shows for \$9,600.00. Victory Church will be giving a donation to the fireworks. They will be having booths in the parking lot and there will be a charge to rent a space.

Snow cone stand is open in the Victory Church parking lot.

Member Sanchez is having his health inspection next week at the candy store. Hopefully will open in late June.

13. 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

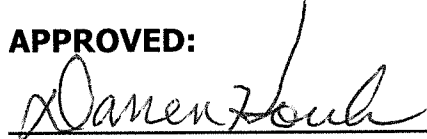
14. ACTION FROM EXECUTIVE SESSION.

NONE

15. ADJOURN

At 6:54 p.m., President Houk adjourned the meeting.

APPROVED:


Darren Houk, President

ATTEST:


Paula Luck, City Secretary