

**MINUTES OF THE RIVER OAKS
ECONOMIC DEVELOPMENT CORPORATION
REGULAR CALLED MEETING
AUGUST 12, 2024**

MEMBERS PRESENT:

VP RAUL SANCHEZ
CHARLES RICHARDSON
BUCK BYBEE
DAN CHISHOLM

STAFF PRESENT:

CITY MANAGER MARVIN GREGORY
CITY SECRETARY PAULA LUCK

MEMBERS ABSENT:

DARREN HOUK
HEATHER KNIGHT
STEVE HOLLAND

1. CALL TO ORDER

With a quorum present, Vice President Sanchez called the Regular Called Meeting of the Economic Development Corporation to order at 6:01 p.m. on Monday, August 12, 2024 at River Oaks City Hall, 4900 River Oaks Blvd, River Oaks, Texas 76114.

2. INVOCATION

Member Bybee gave the Invocation.

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

Member Chisholm 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 President Houk, Member Holland, and Member Knight.

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

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

STATEMENT OF APPOINTED OFFICIAL/OATH OF OFFICE:

7. STATEMENT OF APPOINTED OFFICIAL AND OATH OF OFFICE FOR 2024 BOARD REAPPOINTMENTS.

CM Gregory gave the Statement of Appointed Official and the Oath of Office to Members Bybee and Chisholm.

PUBLIC HEARING/ACTION FROM PUBLIC HEARING:

8. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY REGARDING RECOMMENDATION OF APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION FROM STRESS AWAY MASSAGE LOCATED AT 920 ROBERTS CUT OFF ROAD, SUITE A PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

At 6:07 p.m., VP Sanchez opened the Public Hearing.

No one was present. This request is from Stress Away Massage at the corner of Roberts Cut Off and the private road that runs in front of Victory Church and is for two signs. The maximum is \$2,500.00 per unit. The quote for both signs is \$4,852.54. They just renewed their lease for five years. The concerns with this one quote are the last several signs that have gone before this board, have been from this one company which is not local. It was the understanding that we were supposed to give our local business a change to give a quote. Also, it would be nice to get more than one quote.

Member Bybee moved, seconded by Member Richardson to keep this Public Hearing open until September 9, 2024 at 6:00 p.m. and to request more quotes. All voted "Aye".

9. ACTION FROM PUBLIC HEARING: CONSIDER RECOMMENDATION APPROVAL OF THE BUSINESS IMPROVEMENT GRANT APPLICATION FROM STRESS AWAY MASSAGE AT 920 ROBERTS CUT OFF ROAD, SUITE A PURSUANT TO RESOLUTION #907-2018 THAT PROVIDES FOR THE BUSINESS IMPROVEMENT GRANT PROGRAM.

NONE

10. EXECUTIVE DIRECTOR REPORT:

There is a pending contract at 1004 Merritt and it is an automotive shop.

The hotel/motel tax we collect for short term rentals can only be used for events for tourism like Springfest, parades, fireworks, etc).

VP Sanchez went back to Item #8 & 9. Vanessa Orta-Gonzales was present at 6:26 p.m. A new quote was presented just for the one sign. The sign will be a lighted LED sign. She has been at this location for three years and has been in the industry for 15 years. The board would like more quotes.

At 6:41 p.m. VP Sanchez closed the Public Hearing.

Item #9: **VP Sanchez 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 Stress Away Massage at 920 Roberts Cut Off, Suite A to enter into a Development Agreement for a Business Improvement Grant in the amount up to \$2,426.00 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".**

VP Sanchez moved, seconded by Member Chisholm to amend the previous motion to waive the permit fees. All voted "Aye".

11. 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

12. ACTION FROM EXECUTIVE SESSION.

NONE

13. ADJOURN

At 6:44 p.m., Member Chisholm moved, seconded by Member Bybee to adjourn the meeting.

APPROVED:



Raul Sanchez, Vice President

ATTEST:



Paula Luck, City Secretary