



4900 River Oaks Boulevard River Oaks, Texas 76114



BOARD PRESIDENT  
DARREN HOUK

BOARD OF  
DIRECTORS

CHARLES RICHARDSON  
VICE PRESIDENT

BUCK BYBEE  
HEATHER KNIGHT  
STEVE HOLLAND  
DAN CHISHOLM  
RAUL SANCHEZ

Executive Director  
Marvin Gregory

Secretary/Treasurer  
Paula Luck

Phone  
(817) 626-5421

Fax  
(817) 624-2154

[www.riveroakstx.com](http://www.riveroakstx.com)



Website address:

### NOTICE TO THE PUBLIC

**\*\*A REGULAR MEETING OF THE ECONOMIC DEVELOPMENT CORP. HAS BEEN SCHEDULED TO BE HELD IN THE CITY COUNCIL CHAMBERS LOCATED AT 4900 RIVER OAKS BLVD. ON MONDAY,**

**AUGUST 14, 2023  
6:00 P.M.**

**THIS NOTICE WAS POSTED IN ACCORDANCE WITH THE OPEN MEETINGS ACT OUTSIDE CITY HALL IN THE BULLETIN BOARD, AT 4900 RIVER OAKS BLVD., RIVER OAKS, TEXAS ON FRIDAY, AUGUST 11, 2023 AT 8:00 A.M. A PLACE THAT IS VISIBLE TO THE PUBLIC AT ALL TIMES.**

DARREN HOUK, PRESIDENT  
BY PAULA LUCK, CITY SECRETARY

**\*\* YOU CAN JOIN THIS MEETING IN PERSON OR FROM YOUR PHONE AT 1-669-444-9171. THE MEETING ID NUMBER IS 987 3194 2516. THE MEETING IS ALSO BEING STREAMLINED BY LIVE FEED ON THE CITY WEB PAGE AT [WWW.RIVEROAKSTX.COM](http://WWW.RIVEROAKSTX.COM) BY CLICKING ON THE VIDEO TAB.**

**MEETING LINK:** <https://zoom.us/j/98731942516?pwd=T0pNV3FTYkFwdVVDN3FiZVVaSIYvQT09>

MEETING ID NUMBER: 987 3194 2516  
PASSCODE: 903614

### AGENDA

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE TO UNITED STATES FLAG AND THE TEXAS FLAG  
**"HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE"**
4. **PUBLIC TESTIMONY:** CITIZENS ARE INVITED TO SPEAK ON ANY TOPIC ON THE AGENDA; 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 THE ISSUE. **NO EDC BOARD DELIBERATION IS PERMITTED.**
5. MEMBER ROLL CALL
6. CONSIDER APPROVAL OF MINUTES FROM THE JULY 31, 2023 SPECIAL MEETING.



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7. **PRESENTATION:** TRINITY METRO - LET'S RIDE AS PRESENTED BY DETRA WHITMORE OF TRINITY METRO.

**PUBLIC HEARING/ACTION FROM PUBLIC HEARING**

8. **PUBLIC HEARING:** IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON CONTINUING, RENEWING AND FUNDING THE AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY FOR BUS AND PARATRANSIT (MITS) SERVICE THROUGH MARCH 27, 2026.

9. **ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL TO CONTINUE, RENEW AND FUND THE AGREEMENT WITH FORT WORTH TRANSPORTATION AUTHORITY FOR BUS AND PARATRANSIT (MITS) SERVICE THROUGH MARCH 27, 2026.

10. **PUBLIC HEARING:** IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON CONSIDERING THE PURCHASE OF EQUIPMENT PURSUANT TO SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE AS A PROJECT RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES.

11. **ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF THE EXPENDITURE OF EDC FUNDS FINDING THAT THE PROPOSED PURCHASE OF EQUIPMENT IS SUITABLE FOR THE EXPENDITURE OF EDC FUNDS PURSUANT TO SECTION 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE AND THAT THE PROJECT HAVING BEEN FOUND SUITABLE TO PROMOTE OR DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES WITHIN THE CITY THAT CREATE OR RETAIN JOBS.

**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

12. DISCUSSION AND/OR ACTION ON THE MODIFIED ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT WITH JOLLY'S C-STORE LLC AT 4710 RIVER OAKS BLVD. THAT TERMINATES ON AUGUST 15, 2023.

**WORKSHOP/ACTION FROM WORKSHOP**

13. **WORKSHOP:** FY 2024 EDC BUDGET

14. **ACTION FROM WORKSHOP, IF ANY**

15. **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:

1. Section 551.071 - To seek advice from attorney;
2. Section 551.072 - Discussion regarding possible sale, lease or acquisition of real estate; Discussion on real estate property value involving investment and/or procurement for future economic development within the city.



River Oaks, Texas

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ECONOMIC DEVELOPMENT CORPORATION

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3. 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.

**16. ACTION FROM EXECUTIVE SESSION:**

**17. ADJOURNMENT**

**This facility is wheelchair accessible and accessible parking spaces are available in front of City Hall. Please contact City Hall at 817 626-5421 if you have questions or additional needs.**