
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – JUNE 22, 2021

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
	Charles Houk, CDC Director	Russell Ratterree, Realtor, City Council	Dena Elder, President
Bobby Gladu, Vice President	Tonya Brown, Secretary	Wendy Johnson, Realtor	
Richard Pense, Treasurer		Tanner Dietz, Fire Marshall	
Michael Holder (ZOOM)			
Gary Sanders			
Clay Ellis			
Jesse Vaughn II (Zoom)(7:06)			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:03 A.M., Mr. Gladu called the meeting to order. Mr. Ellis gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE

June 2021 sales tax revenue (\$122,693) increased by 24.2% over June 2020 (\$98,749). Over the rolling 12-month period we saw an increase of 28.2%.

ACTION (at 7:05 A.M.)

- Mr. Pense made a motion to research and correct if needed or approve as presented the May 25, 2021 meeting minutes and approved the current financial status;
- Mr. Ellis seconded the motion;
- The motion passed 6:0.

C. CITIZENS PARTICIPATION

This period is reserved for citizens to discuss items not listed on the agenda. Persons may have three (3) minutes to address the board, however, by law, no action or discussion will be taken on these items.

No citizen participation.

D. DISCUSSION REGARDING CURRENT INCENTIVES

- **Native Station** work continues. Sidewalks are being poured down to the alley. The pavilion will be poured next week. Dr. Sanders wasn't satisfied with the mesh gates originally presented for the project so he ordered different mesh gates from Georgia with a 6-week turnaround time. The mesh fencing and outdoor turf will be some of the last items constructed for the project which is approximately 80% complete. The goal is to be open by Labor Day with a soft opening taking place sometime in August for family, friends, and city employees.
- **Collin County Road 1031** no updates.
- **Dust Free:** The incentive was approved by council. Mr. Houk is working on the Performance Agreement.
- **Thirsty Bro-** will be discussed in executive session
- **Smoke Sessions** the monetary portion of the incentive has been paid. The parking lot still needs to be paved. After meeting the performance-based operational standards for 3 years, the CDC will convey the adjacent property (parking lot) to them.

E. DISCUSSION AND ACTION REGARDING CREATING A FORMAL STRATEGIC PLAN FOR ROYSE CITY'S ECONOMIC DEVELOPMENT

As we grow, we are faced with more and more development opportunities, many of which deal with incentives much larger and riskier than we have dealt with in the past. Mr. Houk talked with City CFO Shannon Raymond about his thoughts on seeking assistance from someone with experience in the various types of financing mechanisms for these types of deals. She suggested he speak to Trent Petty of Petty and Associates due to their familiarity with Royse City. Mr. Petty suggested the CDC board and City Council collaborate to create a Strategic Plan to gain a better understanding of our goals allowing us to facilitate a plan to achieve them. Mr. Houk asked the board to consider contracting with Petty & Associates to create formal strategic plan for our city's economic development at a cost of \$25K-\$30K. An extensive discussion took place on the matter.

ACTION

- The board recommended Mr. Houk conduct further research on multiple firms including cost, experience, and successes
- No action was taken

F. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:38 A.M., open session recessed into closed executive session in compliance with the Texas Government Code to Wit:

- i) Section 551.072 – Real Property
 - (1) Deliberation regarding negotiations for purchase of land along I-30 for commercial development
 - (2) Deliberation regarding negotiations for purchase of land downtown for the benefit of Main Street Businesses

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- ii) Section 551.087 – Economic Development
 - (3) Deliberation regarding negotiations with a youth sports facility group
 - (4) Deliberation regarding extension of Thirsty Bro Brewing

G. ADJOURNED CLOSED EXECUTIVE SESSION

At 8:12 A.M., executive session adjourned.

H. RECONVENED OPEN SESSION AND TOOK ANY NECESSARY ACTION AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS

At 8:12 A.M., reconvened open session.

ACTION

Section 551.072 – Real Estate:

- i) Section 551.072 – Real Property
 - (1) Purchase of land along I-30 for commercial development
 - No action
 - (2) Purchase of land downtown for the benefit of Main Street Businesses
 - No motion
- ii) Section 551.087 – Economic Development
 - (3) Youth Sports Facility Group
 - No action
 - (4) Thirsty Bro Brewing Performance Agreement Extension
 - No action

I. DIRECTOR'S REPORT: CHARLES HOUK

- **RAILROAD MEETING:** Mr. Houk met with two individuals from G&W Railroad's business development department. They want promote to some of our available properties along the railroad to users looking for these types of sites. We will need to stay in communication with this group to insure we do not end up with heavy industrial users. Railcars can have a positive effect on our roads in that every railcar potentially takes 4-5 trucks off the road.
- **ANDERSON CROSSING SITE:** A residential developer has applied for zoning on a portion of this site, however the application included the entire site. The 55+ acres that run along FM 2642, I-30, and a new proposed road at this site, are proposed to be zoned for retail and commercial development. The development plan is set to be heard by council this month.
- **ROYSE CITY TOWN CENTER:** This project has submitted its site plan and engineering to the city for comments. The developer has a couple of users interested in this development.
- **COUNTYLINE RD (OFF INDUSTRIAL):** At one time, the CDC had agreed to help with developing this road as part of an incentive to Clarence Jorif for The Compound. A new developer has reached out about helping develop this road for a business relocation in the industrial district.
- **MICO-HOSPITAL:** Discussions are taking between this developer and the city regarding this project's capital improvements. The developer will likely approach the CDC board for an incentive to help with additional costs resulting from capitol improvement changes recommended by the city to keep in line with the city's ordinances. This project will be located in between the car wash and Burger King; it will be a 4-bed micro-hospital.
- **HUNT REGIONAL HEALTHCARE:** This group owns 15 acres in Royse City they plan to develop; they are in the planning stages but will make a final decision in the fall on whether or not they will construct a surgery center here.
- **ICSC LAS VEGAS:** ICSC is scheduled for December of 2021. Pending availability, Mr. Pense is next in line to attend.
- **CATALYST COMMERCIAL UPDATE:** Not much has changed.

J. ADJOURNMENT

- At 8:24 A.M., Mr. Pense made a motion to adjourn the meeting.
- Mr. Ellis seconded the motion
- The motion passed 6:0

ATTEST:

Dena Elder – President/ Bobby Gladu VP

Tonya Brown – Secretary