



MEETING MINUTES
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, NOVEMBER 28, 2023- 7:00 A.M.
CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET – ROYSE CITY

CDC STAFF IN ATTENDANCE:

CDC DIRECTOR CHARLES HOUK - PRESENT
CDC SECRETARY TONYA BROWN - PRESENT

OTHER:

CHRISTI HERNANDEZ – RC CHAMBER
DAN MCREYNOLDS – RESIDENT
CRAIG LAWRENCE SR.
AARON ROLLINS

BOARD IN ATTENDANCE:

PRESIDENT DENA ELDER - PRESENT
VICE PRESIDENT BOBBY GLADU - PRESENT
TREASURER RICHARD PENSE - PRESENT
MEMBER, MAYOR CLAY ELLIS - PRESENT
MEMBER BLAIR JOHNSON - PRESENT
MEMBER, COUNCILMAN MICHAEL HOLDER - PRESENT
MEMBER RUSSELL THOMAS - PRESENT

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION: AT 7:03 A.M., MS. ELDER CALLED THE MEETING TO ORDER. MR ELLIS GAVE THE INVOCATION.**
- B. DISCUSS AND CONSIDER APPROVAL OF NOVEMBER 7, 2023 MEETING MINUTES AND CURRENT FINANCIAL STATUS.**
MONTH-OVER-MONTH SALES TAX REVENUE INCREASED BY 2.8%, THE ROLLING 12-MONTH PERIOD INCREASED BY 11.4%.
NO DISCUSSION TOOK PLACE REGARDING THE MINUTES.
- **MR. ELLIS MADE MOTION TO ACCEPT THE NOVEMBER 7, 2023 MEETING MINUTES AS PRESENTED.**
 - **MR HOLDER SECONDED THE MOTION.**
 - **THE MOTION PASSED 7:0**
- C. CITIZENS PARTICIPATION: N/A**
- i. **Persons may have three (3) minutes to address the board. By law, the board: (1) may not deliberate on items not listed on the item agenda and (2) may only respond with a statement of fact, state policy regarding the issue, or propose placing the item on a future agenda for deliberation.**
- D. PRESENTATION FROM EDSuite REGARDING RCCDC MARKETING PLAN.**
AARON ROLLINS OF EDSUITE GAVE A BRIEF PRESENTATION OF THE MARKETING SERVICES OFFERED BY HIS ORGANIZATION.
- THE NEXT THREE ITEMS (E,F, & G) WERE DISCUSSED SIMULTANEOUSLY BUT ACTED ON INDIVIDUALLY. MR. HOUK RELAYED THAT COMBINED WITH OUR CITY’S GROWTH, CITY STAFF AND CITY COUNCIL HAVE MADE THE DECISION TO FOREGO THE EXCEPTION WHICH APPLIES TO SMALL TOWNS, ALLOWING BOARD MEMBERS TO LIVE OUTSIDE THE CITY LIMITS. CURRENT BOARD MEMBERS LIVING OUTSIDE THE CITY LIMITS WILL CONTINUE TO SERVE OUT THEIR TERM. THE DECISION AFFECTS THE REAPPOINTMENT OF PRESIDENT DENA ELDER AND VICE PRESIDENT BOBBY GLADU.*
- MS. ELDER MOVED ITEMS E, F, & G INTO CLOSED EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE § 551.074 PERSONNEL MATTERS. THIS INCLUDED DISCUSSION REGARDING BOARD APPLICANTS DAN MCREYNOLDS AND CRAIG LAWRENCE SR. BOTH APPLICANTS SPOKE BRIEFLY ABOUT THEIR INTEREST IN SERVING ON THE BOARD BEFORE THE BOARD RECESSED INTO CLOSED SESSION.*
- E. CONSIDER AND ACT ON EXPIRING CDC BOARD TERM OF DENA ELDER – MOVED TO CLOSED EXECUTIVE SESSION**
- F. CONSIDER AND ACT ON EXPIRING CDC BOARD TERM OF ROBERT GLADU – MOVED TO CLOSED EXECUTIVE SESSION**
- G. CONSIDER AND ACT ON EXPIRING CDC BOARD TERM OF RUSSELL THOMAS – MOVED TO CLOSED EXECUTIVE SESSION**

H. DIRECTORS REPORT: CHARLES HOUK

1. ACTIVE INCENTIVE UPDATE:

- PROVIDENT 30 ADDITION – NO UPDATES
- PATIO PROJECT – NO UPDATES
- 50/50 RANCH & TEXAS DINER – WAITING ON DOCUMENTATION TO AWARD GRANTS
- MERCANTILE BLVD. EXTENSION – THE PERFORMANCE AGREEMENT WAS APPROVED ON NOVEMBER 14TH BY COUNCIL. WAITING EXECUTION BY DEVELOPERS. WE BE DISCUSSED FURTHER IN EXECUTIVE SESSION. TNP HAS SUBMITTED 90% PLANS – CITY WILL SOON REVIEW AND RESPOND TO THE COMMENTS.
- NEXCORE – NO UPDATES
- NE DALLAS SURGERY CENTER – PERFORMANCE AGREEMENT DRAFT IS WITH THE CITY ATTORNEY JASON DAY.
- NUTEX AND DUST FREE – AWAITING DOCUMENTATION TO AWARD GRANTS
- MARKET PLACE WEST – NO UPDATES FOR OPEN SESSION
- LISCOTTI – NO UPDATES. IS CONCERNED WITH ROAD PROGRESS

MR. HOLDER ASKED MR. HOUK FOR AN UPDATE ON NATIVE STATION. MR. HOUK ADVISED DISCUSSING IN EXECUTIVE SESSION.

- 2. BOND FOR ROAD PROJECTS: MR. HOUK PLANS TO MEET WITH BOND COUNCIL TO DISCUSS NEXT STEPS. THE PROJECT IS STILL ON SCHEDULE**
- 3. PROPERTY IN FRONT OF MEDICAL LODGE: DEVELOPMENT SERVICES HAS APPROVED A PLAN IN FRONT OF THE MEDICAL LODGE FOR A 15,000' AND A 6,000' RETAIL AND OFFICE PAD BUILDING.**
- 4. PTAA PROJECT: PTAA OFF FM 548 PLANS TO EXPAND VERTICALLY.**
- 5. THE MEADOWS: STILL NEGOTIATING PHASE 1 CAPITAL IMPROVEMENTS WITH THE CITY.**
- 6. VERANDAH MULTI-FAMILY – IN DISCUSSION WITH THE CITY FOR A MARKET-RATE, MULTI-FAMILY DEVELOPMENT IN FRONT OF THE SUBDIVISION. SHOULD GO BEFORE PLANNING & ZONING AND COUNCIL SOON.**
- 7. CAPSTONE COURT: LOCATED OFF ERBY CAMPBELL, HAS SUBMITTED A PLAT TO THE CITY TO REMOVE THE COMMERCIAL DEVELOPMENT PORTION OF THE DEVELOPMENT. PLANS INDICATE IT WILL BE AN ATTACHED, SINGLE-FAMILY (TOWNHOME-TYPE) DEVELOPMENT.**

I. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:55 A.M.

i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

- 1. RETAIL RECRUITING UPDATE**
- 2. MERCANTILE BLVD**
- 3. MARKET PLACE WEST**
- 4. MEADOWS**
- 5. PROVIDENT I-30 ADDITION**

J. ADJOURN CLOSED EXECUTIVE SESSION: AT 8:22 A.M.

K. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS

i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

- 1. RETAIL RECRUITING UPDATE – NO ACTION**
- 2. MERCANTILE BLVD – NO ACTION**

3. MARKET PLACE WEST – NO ACTION
 4. MEADOWS – NO ACTION
 5. PROVIDENT I-30 ADDITION – NO ACTION
 6. DISCUSSION REGARDING NATIVE STATION WAS ADDED TO THE CLOSED EXECUTIVE SESSION – NO ACTION
- ii. SECTION 551.074 – PERSONNEL MATTERS
1. CONSIDER AND ACT ON EXPIRING CDC BOARD TERM OF DENA ELDER.
 - MR. GLADU MADE A MOTION TO APPOINT CRAIG ALLEN LAWRENCE SR. TO THE CDC BOARD.
 - MR. HOLDER SECONDED THE MOTION.
 - THE MOTION PASSED 7:0
 2. CONSIDER AND ACT ON EXPIRING CDC BOARD TERM OF ROBERT GLADU.
 - MR. JOHNSON MADE A MOTION TO APPOINT DAN MCREYNOLDS TO THE CDC BOARD.
 - MR. GLADU SECONDED THE MOTION.
 - THE MOTION PASSED 7:0.
 3. CONSIDER AND ACT ON EXPIRING CDC BOARD TERM OF RUSSELL THOMAS:
 - MR. PENSE MADE A MOTION TO REAPPOINT MR. THOMAS.
 - MR. HOLDER SECONDED THE MOTION.
 - THE MOTION PASSED 7:0

L. ADJOURN: AT 8:26 A.M. THE MEETING ADJOURNED.

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 19TH DAY OF DECEMBER 2023.

DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

ATTEST: TONYA BROWN SECRETARY