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**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

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REGULAR MEETING  
7:00 A.M. – CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – JANUARY 28, 2021  
*APPROVED 2-23-21, 7:0*

<b><u>Members Present</u></b>	<b><u>Employees Present</u></b>	<b><u>Other:</u></b>	<b><u>Members Absent:</u></b>
Dena Elder, President	Charles Houk, CDC Director	Tanner Dietz, Fire Marshall	
Bobby Gladu, Vice President	Tonya Brown, Secretary (Zoom)	Micah Cupp, Business Owner	Gary Sanders
Richard Pense, Treasurer		Russell Ratterree, Realtor	
Jesse Vaughn (Zoom-)		Ashlee Burke, RC Chamber	
Clay Ellis		Vanessa Stahl, RC Chamber	
Michael Holder			

**A. CALL TO ORDER**

Announce the presence of a quorum.

**At 7:02 A.M., Ms. Elder called the meeting to order. Mr. Ellis gave the invocation.**

**B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON**

JANUARY 2021 (\$102,680) sales tax revenue increased by 23.7% over JANUARY 2020 (\$97,580) an increase of 26.4% for the rolling 12-month period.

**ACTION (at 7:03 a.m.)**

- Mr. Gladu made a motion to approve the DECEMBER 20, 2020 Regular meeting minutes and 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**

- **Smoke Sessions Barbeque** has their final walk through scheduled; six inspectors will be needed for the final inspection; the city hopes to be able to meet their deadlines for compliance with Performance Agreement deadlines of 1-31-21, but has acknowledged that the work is complete and inspections have been scheduled.
- **Synaptic Pediatric Therapy** continues to work on remodel. The Performance Agreement has been approved by City Attorney Jason Day; the agreement is currently with Synaptic for review. Mrs. Howerton anticipates using the full amount of the grant for the sensory gym construction and equipment. She anticipates treating patients by the end of February.
- **Collin County Road 1031** is still not on the books for Collin County to pave Collin County's portion of 1031; the RCCDC will pay for the materials, Collin County will mobilize the crew.

**E. DISCUSSION AND ACTION REGARDING EXTENDING NATIVE STATION'S PERFORMANCE AGREEMENT DEADLINES FOR CONSTRUCTION AND RECEIPT OF CERTIFICATE OF OCCUPANCY**

Mr. Houk read aloud an email he received from Mr. Sanders, owner of Native Station regarding the current progress of the project; the project sat dormant for some time but construction is now underway. After an extensive discussion, the board was ready to take action on the item.

**ACTION (7:22 A.M.)**

- Mr. Gladu made a motion to extend the deadlines for Native Station by 90 days (MAY 1, 2021).

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- Mr. Ellis seconded the motion.
- The motion passed 6:0.

[Mr. Pense asked if the utility pole on elm street would remain there. fire Marshall Dietz confirmed that the pole which was recently replaced would remain where it is currently located.]

### **F. DISCUSSION AND ACTION REGARDING EXTENDING THE 2021 DEADLINE FOR THIRSTY BRO BREWING COMPANY TO RECEIVE CERTIFICATE OF OCCUPANCY FOR BREWERY AND RESTAURANT**

This project has been delayed for various reasons, one of which is financing; COVID-19, when banks began focusing on Personal Paycheck Protection loans and halted all other loans. Houk introduced Mr. Gordon, owner of Thirsty Bro Brewing Co. to a few investors. Thirsty Bro's previous extension, extended its deadlines to January, 31, 2021; the original deadline was January 2020. Extensive discussion took place regarding the number of extensions already granted and the uncertainty of progress toward acquiring financing. While the Board wants to see this business succeed there is much concern about the precedents being set by continuing to extend the deadline. The Board directed Houk to ask Mr. Gordon to attend the next CDC Board meeting.

#### **ACTION (7:46 A.M.)**

- Mr. Ellis made a motion to extend the deadlines for Thirsty Bro by 30 days (March 2, 2021).
- Mr. Gladu seconded the motion.
- The motion passed 5:1.

### **G. RECESSED INTO CLOSED EXECUTIVE SESSION**

At 7:56 A.M., Ms. Elder recessed open session and entered into closed executive session in compliance with the Texas Government Code to Wit:

Section 551.087 – Deliberation regarding Economic Development Negotiations

- Deliberation regarding negotiations for an entertainment venue
- Deliberation regarding negotiations with a sports facility group

### **H. ADJOURN CLOSED EXECUTIVE SESSION**

At 8:12 A.M., Ms. Elder adjourned the closed executive session.

### **I. RECONVENED OPEN SESSION AND TOOK ANY NECESSARY ACTION AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**

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

#### **ACTION (8:12 A.M.)**

- 1. Entertainment Venue
  - No action
- 2. Sports Facility
  - No action

### **J. DIRECTOR'S REPORT: CHARLES HOUK**

**Richard Osbourn Project:** Mr. Osbourn will meet with city staff to discuss plans for replacing burned down truck stop with a unique multi-faceted shopping concept that includes servicing passenger cars at the front of the store and trucks at the back of the store.

**Property around Walmart:** We recently met with the developer of this property who presented a concept plan, unique to the city and ideal with the current market. It will be mixed use project with open space and commercial development.

**The Meadows:** This project has been sold to a developer out of Houston. The approved development approved previously has expired. The new developer has offered to donate land to the RCCDC for future development

**Clarence Jorif:** Mr. Jorif is still pursuing the project previously proposed.

**Basketball/Volleyball Facility on Hwy 66:** This project will be similar to the Rise in Rockwall. Plans have been submitted and will soon go before planning and zoning

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**Hunt Co. Regional Medical Board Meeting on 1/26/21:** Mr. Houk attended the board meeting to present the Royse City market to the board as a potential development site the of the medical facility and sports facility they are considering developing on the 15 acres on FM 2642, north of Anderson crossings, that they own.

**Map Revision:** We have run into several issues with the map revision. Catalyst, who was slated to update the maps for us, utilizes the municipality's GIS shape files to update the maps; Royse city doesn't have accurate shape files. We are considering hiring the mapping company previously used by the CDC.

**Catalyst Commercial Update:** Mr. Houk briefly discussed some of the targets being approached by Catalyst. At this time none of the targets can be identified publicly by name.

**L. ADJOURNMENT**

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

**ATTEST:**

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**Dena Elder – President**

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**Bobby Gladu – Vice President**  
(in the absence of the President, the Vice President  
Assumes the duties of the President)

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**Tonya Brown – Secretary**