
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – APRIL 27, 2021
APPROVED 5-25-21, 6:0

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Dena Elder, President	Charles Houk, CDC Director	Russell Ratterree, Realtor	Jesse Vaughn
Bobby Gladu, Vice President	Tonya Brown, Secretary	Wendy Johnson, Realtor	
Richard Pense, Treasurer		Justin Christ, Realtor	
Michael Holder		Tanner Dietz, Fire Marshall	
Gary Sanders		Ashlee Burke, RC Chamber	
Clay Ellis (7:07)			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:01 A.M., Ms. Elder called the meeting to order. Mr. Pense gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE

APRIL 2021 sales tax revenue (\$92,311) increased by 23.2% over APRIL 2020 (\$74,926). Over the rolling 12-month period we saw an increase of 27.0%.

ACTION (at 7:01 A.M.)

- Mr. Gladu made a motion to approve the March 2021 Regular meeting minutes and the current financial status;
- Mr. Pense seconded the motion;
- The motion passed 5:0.

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

- **Synaptic Pediatric Therapy** is on track to start operations.
- **Smoke Sessions** had their grand opening on April 10. We are working with them thru our process for reimbursement of the waterline as outlined in the Performance Agreement.
- **Native Station** will be discussed in next agenda item.
- **Collin County Road 1031** does not have any new updates.
- **Thirsty Bro Brewing Co.** gave us a tour of the facility. We may be discussing another deadline extension next month.

E. DISCUSSION AND ACTION REGARDING PERFORMANCE AGREEMENT DEADLINE FOR NATIVE STATION

May 1st is the next deadline for Native Station. While they have made some progress, weather and other delays have put the project behind; it will not be complete by May 1st.

ACTION (7:15 A.M.)

- Mr. Ellis made a motion to extend the project's Performance Agreement deadline by 90 days (July 30, 2021).
- Mr. Pense seconded the motion.
- The motion passed 6:0.

F. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:16 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
- ii) Section 551.087 – Economic Development
 - (3) Deliberation regarding negotiations with a sports venue group
 - (4) Deliberation regarding negotiations with a family entertainment venue

G. ADJOURN CLOSED EXECUTIVE SESSION

At 7:52 A.M., Ms. Elder adjourned the closed executive session.

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

At 7:53 A.M., Ms. Elder reconvened open session.

ACTION

Section 551.072 – Real Estate:

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- 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
 - Mr. Pense made a motion to allow Ms. Elder to sign documents regarding the purchase of property on Main Street contingent on City Council approval;
 - Mr. Ellis seconded the motion;
 - The motion passed 6:0.
- ii) Section 551.087 – Economic Development
 - (3) Sports venue group
 - No action
 - (4) Family entertainment venue
 - No action

I. DIRECTOR'S REPORT: CHARLES HOUK

- **OU EDI CERTIFICATION PROGRAM:** Mr. Houk is attending a Economic Development Certification program; he hopes to take the exam by the end of this year.
- **TEDC MID-YEAR CONFERENCE:** This conference will be in person in Frisco; open to board members that are interested in attending.
- **NCTCOG CEDS UPDATE COMMITTEE:** Short for North Central Texas Council of Governments Comprehensive Economic Development Strategy Update Committee. Mr. Houk has been named the Cluster Four Chairman of the NCTCOG CEDS Update Committee. Royse City is clustered in with Rockwall County, Hunt County and Kaufman County. Every five years each cluster develops an Economic Development Strategy which is used to develop an ED strategy for the region, this includes nearly all counties in the region. The ED Strategy is the conduit for the federal government to grant money for various projects.
- **STEVE-O'S PIZZA:** Owner of Steve-O's Pizza is doing well and plans to come back to Royse City to find a location.
- **HUNT CO. REGIONAL MEDICAL AND ATH;** This group visited Royse City to discuss a potential project for Royse City. The purpose of the meeting was to gauge the community's need for such a facility. We will continue to work with them and follow up.
- **CATALYST:**
 - Mr. Houk and Jason Claunch with Catalyst have been on phone calls with various brokers interested in developing commercial projects; most want to begin development with residential. We expect to issue roughly 1,500 new home permits for 2021.
 - There have been a lot of inquiries regarding Buc-ee's property.
 - Ms. Elder asked if industrial-use is being looked at or pursued as a means of increasing our workforce and daytime population.
- Mr. Houk informed the board that there has been some interest in light industrial and flex office (office up front/industrial in the back) options. Mr. Houk indicated there is a market for it. He hopes that the ED Strategy will help us to understand development momentum and indicate whether or not a more aggressive marketing and education approach to capture some the expanding or relocating industries.
- Mr. Houk continued to review some the retailers they have been in contact with and the responses they are getting from the various retailers that includes a big box home improvement, a grocer and various other retailers.

[Mr. Gladu expressed some concern over whether or not the Thirsty Bro project would ever be completed. He asked Mr. Houk if he was aware of any changes in this project since our tour/special called meeting at the facility. Mr. Houk indicated that Mr. Gordon had visited City Staff but wasn't aware of the outcome; Fire Marshall Dietz said he had not received any plans for the project.]

J. ADJOURNMENT

- At 8:12 A.M., Mr. Gladu made a motion to adjourn the meeting.

ATTEST:

Dena Elder – President

Tonya Brown – Secretary