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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 – MAY 25, 2021  
APPROVED AS CORRECTED JUNE 22, 2021, 6:0

<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	Vanessa Stahl, Chamber of Commerce	Dena Elder (7:45 a.m.)
Bobby Gladu, Vice President	Tonya Brown, Secretary	Rick Mabry, Dust Free	Michael Holder (8:41 a.m.)
Richard Pense, Treasurer		Tanner Dietz, Fire Marshall	
Michael Holder (7:01 ZOOM)			
Gary Sanders			
Clay Ellis			
Jesse Vaughn II (7:04)			

**A. CALL TO ORDER**

Announce the presence of a quorum.

**At 7:00 A.M., Ms. Elder called the meeting to order. Mr. Ellis gave the invocation.**

**B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE**

MAY 2021 sales tax revenue (\$138,316) increased by 46.2% over MAY 2020 (\$94,624). Over the rolling 12-month period we saw an increase of 29.8%.

**ACTION (at 7:02 A.M.)**

- Mr. Ellis made a motion to approve the April 16, 2021 Special Called Meeting AND April 27, 2021 Regular meeting minutes and the current financial status;
- Mr. Pense 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**

- **Synaptic Pediatric Therapy** has been paid. They are open and seeing patients.
- **Smoke Sessions** has submitted their plans for the parking lot and stage area. We are waiting on paid receipts for waterline.
- **Native Station** is moving along but does anticipate an extension to mid-July to complete the project. According to Mr. Sanders, the endcap on east side is complete, the frame work on the east side end cap still needs to be done, curbs have been poured but and the sidewalk still needs to be poured.
- **Collin County Road 1031** not discussed.
- **Thirsty Bro Brewing Co.** will be discussed in executive session.

**E. DISCUSSION AND ACTION REGARDING INCENTIVE REQUEST FORM DUST FREE FOR FACTORY EXPANSION**

Mr. Mabry with Dust Free made an incentive request on behalf of Dust Free, located on Industrial Drive in Royse City. Dust Free is seeking assistance for the expansion of their facility which includes adding productions lines for pleated filters and nylon cable. They have been in operation in Royse City's industrial park since 1984 and have consistently grown. They started with a 2,000 SF facility and now have a 95,000 SF facility. The proposed expansion will cost a projected \$2.9MM and will create jobs, increase payroll and sales tax.

**F. RECESSED INTO CLOSED EXECUTIVE SESSION**

At 7:36 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 Dust Free incentive request
  - (4) Deliberation regarding negotiations with a youth sports facility group
  - (5) Deliberation regarding extension of Thirsty Bro Brewing

**G. ADJOURN CLOSED EXECUTIVE SESSION**

At 9:01 A.M., Mr. Gladu adjourned the closed executive session.

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

At 9:01 A.M., Ms. Elder reconvened open session.

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### ACTION

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#### Section 551.072 – Real Estate:

- i) Section 551.072 – Real Property
  - (1) Purchase of land along I-30 for commercial development
    - Mr. Ellis made a motion to authorize Ms. Elder to execute a contract for the purchase of 11+/- acres along FM 2642
    - Mr. Sanders seconded the motion
    - The motion carried 5:0
  - (2) Purchase of land downtown for the benefit of Main Street Businesses
    - No motion
- ii) Section 551.087 – Economic Development
  - (3) Dust Free incentive request
    - Mr. Vaughn made a motion to grant an incentive, not to exceed \$240K to be broken down as follows: up to \$35K toward the purchase of the air filter pleating cell (equivalent to 10% of the cost - \$350,000, plus up to \$30,000 toward the purchase of the nylon cable tie production cell (equivalent to 10% of the cost - \$300,000, plus an ad valorem reimbursement, not to exceed \$35,000, per year, for five years, based on they pay in ad valorem taxed for the additional building.
  - (4) Youth Sports Facility Group
    - No action
  - (5) Thirsty Bro Brewing Performance Agreement Extension
    - ~~No action~~
    - Mr. Pense made a motion to direct the CDC Director and City Attorney to take the actions discussed in Executive Session.
    - Mr. Ellis seconded the motion
    - The motion passed 5:0

#### I. DIRECTOR'S REPORT: CHARLES HOUK

- **RETAIL BUSINESS PROSPECT**
- Mr. Houk spoke with an individual with a successful online business interested in transitioning to a brick and mortar facility and distribution center.
- **ROYSE CITY TOWN CENTER:** there is much interest in this project. The Developer may have commitments or is nearing commitments on 2-3 pad sites.
- **OUTER LOOP:** Planning is ongoing for this project; part of the planning includes preserving right-of-way thru RC on our western corridor which will affect future development.
- **CATALYST COMMERCIAL UPDATE:** Mr. Houk discussed several of the targets Catalyst has been focusing on for our group. One of the prospects made a surprise visit to Royse City. Many projects are on hold due to staffing issues resulting from COVID. Three of the prospects are interested in Royse City Town Center.

#### J. ADJOURNMENT

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- At 9:16 A.M., Mr. Gladu made a motion to adjourn the meeting.

#### ATTEST:

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Dena Elder – President/ Bobby Gladu VP

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Tonya Brown – Secretary