
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – SEPTEMBER 21, 2021
[APPROVED 10-26-21, 6:0](#)

Members Present	Employees Present	Other:	Members Absent:
Dena Elder, President	Charles Houk, CDC Director	Russell Ratteree – Realtor, Councilman	
Bobby Gladu, Vice President	Tonya Brown, Secretary	Reese Baez-Triton	
Richard Pense, Treasurer		Michael Cromeens-Triton	
Michael Holder			
Gary Sanders			
Clay Ellis			
Jesse Vaughn II, (ZOOM@7:06)			

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 EXTENDING PERFORMANCE AGREEMENT DEADLINE FOR NATIVE STATION

Triton President Reese Baez and Project Manager, Michael Cromeens discussed the progress of the project and the issues causing delay in completion. Native Station Owner Gary Sanders requested an extension thru the end of October.

ACTION: (at 7:10A.M.)

- [Mr. Gladu made a motion to extend the Native Station Performance Agreement deadline to the end of October.](#)
- [Mr. Pense seconded the motion](#)
- [The motion passed 6:1](#)

C. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE

No discussion took place regarding minutes. September 2021 sales tax revenue (\$131,649) increased by 48% over September 2020 (\$88,971). For the rolling 12 months, we experienced a 25.4% increase.

ACTION (at 7:04 A.M.)

- [Mr. Pense made a motion to approve the August 24, 2021 meeting minutes and September financial report.](#)
- [Mr. Vaughn seconded the motion.](#)
- [The motion passed 7:0](#)

D. CITIZEN'S 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.

E. DISCUSSION REGARDING CURRENT INCENTIVES

- **DUST FREE AND NUTEX:** Performance Agreements for each of these incentives are awaiting legal counsel. Mr. Houk and City Attorney Jason Day are working together to update the Performance Agreement templates to ensure they contain the most recent legal disclosures. Dust Free Performance Agreement is awaiting outside legal counsel and NUTEX has their attorney writing their Performance Agreement.
- **THIRSTY BRO:** To be discussed in next item
- **Collin County Road 1031:** no updates.

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- **Smoke Sessions:** Still awaiting confirmation to determine whether or not the current parking lot improvement complies with the plans they submitted to the city. SS is still an active incentive due to the 3-year term for the conveyance of property.

F. DISCUSSION AND ACTION REGARDING A MEMORANDUM OF UNDERSTANDING WITH ACCURATE BEVERAGE SYSTEMS DBA THIRSTY BRO BREWING REGARDING TERMINATION OF LEASE AT 232 E MAIN ST., ROYSE CITY

Owner Mr. Gordon has decided not to move forward with Thirsty Bro at this time due to other priorities. The current lease with Mr. Gordon needs to be dissolved. Mr. Houk asked the board to allow Mr. Gordon to enter into a Memorandum of Understanding under the agreed upon terms which include allowing Mr. Gordon until the end of November to vacate the property (232 E. Main St.) without additional payments. The CDC Board has requested, if possible, to include a 1st right of refusal to purchase the property adjacent to 232 E Main St. owned by Mr. Gordon within the MOU.

ACTION (7:24 A.M.)

- Mr. Gladu made a motion to allow Mr. Gordon until the end of November to vacate the property and to enter into an agreement with our City Attorney.
- Mr. Pense requested amending the motion to extend the deadline to the end of December.
- Mr. Gladu amended the motion to extend the deadline the end of December.
- Mr. Pense seconded the motion
- The motion passed 7:0

G. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:25 A.M., open session recessed into closed executive session in compliance with the Texas Government Code to Wit:

- i) Section 551.087 – Economic Development
 - (1) DISCUSSION REGARDING MEMORANDUM OF UNDERSTANDING WITH FAMILY ENTERTAINMENT VENUE.

H. ADJOURNED CLOSED EXECUTIVE SESSION

At 7:47 A.M., executive session adjourned.

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

At 7:48 A.M., reconvened open session.

ACTION

Section 551.087 – Economic Development:

a. MOU with Family Entertainment Venue:

- Mr. Gladu made a motion to allow Mr. Houk to enter into an MOU with the family entertainment venue and to sign related documents following approval by CDC board.
- Mr. Sanders seconded the motion.
- The motion passed 7:0

K. DIRECTORS REPORT: CHARLES HOUK

1. PAD BETWEEN CVS AND BURGER KING: A national user will soon start work on the pad site at CVS and Burger King.

2. ANDERSON CROSSING: Mr. Houk has ongoing discussions with the developer of Anderson Crossing regarding development of the project. Hunt County Regional Medical who owns property adjacent to this development will construct medical office buildings, an imaging center, labs and an emergency facility on site. The various land owners in this area of development which include Anderson Crossing and adjacent property owners RCCDC and Hunt County Regional have conceptually agreed to form a cohesive master plan for the development of this area.

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3. DOWNTOWN PATIO: Mr. Houk met with the building owners and business owners of the three properties (Joe’s Meat Market, building formally known as The Well, and Main Street Emporium) affected by the proposed downtown patio. Main Street Director, Paula Morris attended the meeting as well. Ms. Morris will submit pictures to the Texas Historical Commission who will use the pictures to create renderings for the proposed patio. Once we receive the renderings, we can begin to discuss design and costs. We may potentially enter into three performance agreements if the CDC moves forward with funding the project.

4. RCCDC BOND UPDATE: Mr. Houk will be meeting with Bond Council Rudy Segura, City Attorney Jason Day and Assistant City Manager Shannon Raymond as a first step to discuss the process of moving forward with the bond. As this is a first for the RCCDC, we want to be cautiously thorough throughout the process. The second part of the process is determining costs and what we can afford. Once this has been determined, the CDC can discuss with Council and the City the types projects we want to fund. Mr. Houk announced that he would be meeting with two sports tourism groups; one of the groups will explore constructing a new facility in RC, the other will discuss existing facilities and how the three (new, existing, and the city) can work together to co-exist. Mr. Houk also announced that he met with a land owner whose property would be part of a public improvement project which may be included in the bond. The vision for the public improvement will be discussed later in greater detail the bond process progresses.

5. RIDGE PARK: This development has 1-acre lots with large homes estimated at \$500,000+. 10 years ago, the average house in Royse City was approximately \$180,000+/-; in August 2021, the city issued over 200 new home permits averaging \$330,000.

6. CATALYST COMMERCIAL UPDATE: We are currently working with 30 prospects, all from mixed efforts between CDC, Catalyst, and outside sources. One of those prospects is a Texas based grocer we would love to have in RC. Based on the grocers anticipated expansion plans, if we landed the grocer, at the time of completion of the project, we anticipate that our projected population would support a third grocer.

[Ms. Elder requested that we discuss Catalyst in executive session at our next meeting.]

- *Mr. Houk agreed to include Catalyst in executive session at our next meeting.]*

Mr. Houk announced Dallas ICSC will take place in October and Las Vegas ICSC will take place in December.

L. ADJOURNMENT

- At 8:00 A.M. Mr. Vaughn made a motion to adjourn.
- Mr. Pense seconded the motion.
- The motion passed 7:0

ATTEST:

Dena Elder – President or Bobby Gladu – VP

Tonya Brown – Secretary