

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION  
 REGULAR MEETING  
 7:00 A.M. – CITY HALL  
 305 NORTH ARCH STREET  
 ROYSE CITY, TEXAS 75189

MINUTES

September 26, 2017

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Dena Elder	Larry Lott, CDC Director	Julia Bryant	
Clay Ellis	Tonya Brown, Secretary	Vanessa Stahl	
Richard Pense		London Fischer	
Bobby Gladu		JoNell Melody	
Jesse Vaughn			
Charles Houk			
Mike Gilbert			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:03A.M., Ms. Elder called the meeting to order, and Mr. Ellis gave the invocation.

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

Mr. Lott discussed the sales tax revenue for September 2017. In comparison to September 2016, sales tax revenue increased by 7.4%. For the year as a whole, sales tax revenue increased by 15.84%.

**ACTION**

**Mr. Houk made a motion to approve the September 26, 2017, minutes.**

1. Mr. Pense seconded the motion.
2. The motion carried 7:0.

**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.

1. Citizens present did not wish to participate.

**D. DISCUSSION REGARDING REAPPOINTMENTS**

Mr. Lott said no action is needed at this time but he wanted the board members whose term will expire in December of this year, to consider if they want to be reappointed. Mr. Lott plans to present to council for approval in November. The expiring terms are for Bobby Gladu, Dena Elder, and Charles Houk.

**E. DISCUSSION AND ACTION REGARDING MARKETING EXPENDITURE FOR MURAL AT COOKSTON COURT**

We have asked for quotes from a couple of artists to paint a mural at Cookston Court (pocket park). This mural will showcase the City of Royse City by depicting its history. The city will pay the majority of the mural costs; \$4,500.00. We are asking if the CDC could pay the \$1,200.00 expense for paint and materials out of our marketing budget. The project is expected to take 6 months. The artist is a local artist named Mica.

**ACTION**

- Mr. Gilbert made a motion to spend up to \$1200 for a mural at Cookston Court.
- Mr. Ellis seconded the motion
- The motion carried 7:0.

**F. DISCUSSION REGARDING ICSC AND RETAIL LIVE FOLLOW-UP**

Mr. Lott and Mrs. Brown briefly discussed the responses they have received from the various contacts made an ICSC Las Vegas and Retail Live Austin. This is the first year attending Retail Live, unfortunately, due to Hurricane Harvey, at least half of the retailers signed up to attend, did not show. Retail Live takes place in one

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large conference room, a huge contrast from ICSC in Las Vegas. It was a small event but had some unique and diverse attendees. Overall, the response this year has not been as great as it has been in the past. We will continue to follow up with those who have shown interest.

**G. DIRECTOR'S REPORT: LARRY LOTT**

*Ridge Park Subdivision*

All easements have finally been signed for this development, allowing the developer to move forward with financing. We anticipate they will begin construction before the end of the year. This development is projected to have 87 homes on acre lots with larger homes; two custom home builders have committed to building in this subdivision.

*Anderson Crossing*

Anderson Crossing is 107 acres located on the northwest corner of FM2642 and I-30. This property is being master planned; the development includes five segments. The master plan dictates what types of businesses can go in each segment; making the development process a little easier. After several workshops and meetings with the Planning and Zoning Board, the planned development has been approved for zoning. It goes before council tonight. If council approves it, the entire 107-acre tract will be approved. Their plans include walkability throughout the development. The development plans also call for a hotel. We will be working very closely with Jonathon Crawford to help develop the site.

*Urgent Care Update*

Urgent Care recently had their "soft opening."

*Apartment – Troy Corman*

Mr. Corman has 20 acres located halfway between Tractor Supply and Cypress Creek Apartments. He wants to develop a set of apartments at this location. Retail was not a part of his plans. After his meeting with P&Z, he has decided to add some retail/commercial to the development.

*Baseball Stadium Contract Update*

We are waiting on information from Mark Schuster. Mr. Schuster wants to begin construction on the baseball field no later than February 2018. The stadium will be a catalyst for other development on the 107 acres. We have a few issues on the contract we are trying to work thru; the ballpark will be financed by various entities; the CDC will be required to sell bonds to provide our portion; we are trying to find the appropriate wording for the contract to secure our interests. EB5 is another funding mechanism which will be utilized to fund this project. The stadium will cost close to \$16M; the CDC will incur approximately one-fourth of the cost; the issue is figuring out how to get first lien on the stadium if we are only incurring one-quarter of the costs. Mr. Schuster has not closed on the 107 acres yet and the landowners understand and have been patient with him as he has to do the exact same thing with 5 other cities that he is doing with us; he will start with a total of six teams.

*Signature Smiles*

Signature Smiles has their Certificate of Occupancy and should be open soon.

*Panda Express*

Mr. Lott spoke to a Panda Express representative who indicated that they plan to open the first week of October.

*Strip Center*

This is a 9,500SF strip center located between Walmart and Tractor Supply. It is being developed by Elliot Gerstenhaber and will have four to five businesses in it. The majority of this strip center has been leased. We talk to Mr. Gerstenhaber on a regular basis who is scheduled to sign a contract today with another medical facility, different than what is currently available in Royse City. He has asked us to send him leads on anyone who is looking for property in the area. He also has an option on a second pad site. We will continue to send him leads as we get them.

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*Papa John's Update*

Papa John's is now open!

*Stonebrook Learning Center*

Stonebrook Learning Center now has their Certificate of Occupancy for the new addition and it is now open. The new building contains a swimming pool, a gymnasium, classes for various ages and a massive cafeteria. They will accommodate students up to middle school and partner with charter schools for high school.

*John Marlin*

John Marlin's proposed subdivision includes 102 acres. He is working diligently with P&Z to include all aspects outlined for a subdivision in the Comp Plan. His plans now include walkability and land dedication to the city. This property is located at Erby Campbell and Circle Dr.

*Railroad Discussion*

Mr. Lott recently had 3 discussions regarding railroads:

1. There is a rough, deteriorated crossing at Josephine that is in need of repair
2. We are trying to get permission from the railroad to put in a sidewalk that would connect Walker Hawk to the Splash Park and Old Mill Park
3. Both the Comp Plan and the Thoroughfare Plan indicate we need another north-south road on the east side of our community, this will require a new railroad crossing. According to General Manager Kenny Day of DGNO railroad in Garland, in order to get a new railroad crossing, you have to give up three railroad crossings. After being questioned by Mr. Lott as to how many railroad crossings Rockwall relinquished to get a new railroad crossing at John King Blvd., Mr. Day said that he is pro-economic development for the railroad and in some locations such as Bonham he permitted an additional crossing in return for the city identifying and zoning certain parcels of land along the railroad track as industrial to market to potential customers who need rail service.
  - In regard to item #3, we (City Manager Carl Alsbrook, City Attorney Jason Day, and Mr. Lott) will likely meet with Mr. Day in October to determine how we can accomplish that in Royse City.
  - In regard to item #2, RR G.M. Mr. Day will allow us an easement to put in a sidewalk connecting the three parks.
  - Regarding item #1, RR G.M. Mr. Day stated that the railroad crossing does not serve the railroad in any way and is the City's responsibility. He also stated that the city is required to use the railroads recommended contractors to do the work. We have the names of three of their recommended contractors to get quotes from.

*Verandah Addition*

Verandah has added property on two separate occasions: the first addition was 190 acres and the second was 140 acres. They are now requesting an additional 100 acres. We recently met with Verandah and their attorneys to discuss what the city wants in exchange for the additional acreage.

*Jim Cervine*

Mr. Cervine is the broker for this property that sits on Erby Campbell and the railroad track. We recently received a call from an attorney on behalf of Mr. Cervine, regarding the capacity of the utilities. We would really like to see this project move forward; the developer has planned a creative mixed-use subdivision.

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**I. ADJOURN**

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- At 8:09 A.M., Mr. Pense made a motion to adjourn.
- Mr. Ellis seconded the motion.
- The motion carried 7:0.

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert