
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – APRIL 23, 2019

APPROVED 5/28/19

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Charles Houk	Larry Lott, CDC Director	Bill Forbus	Dena Elder
Richard Pense	Tonya Brown, Secretary	Paula Morris (Main Street Director)	
Clay Ellis		Julia Bryant (Chamber Director)	
Bobby Gladu		Tanner Dietz	
Jesse Vaughn		Vanessa Stahl	
Mike Gilbert		Wendy Johnson	
		Michelle King	
		Rick King	

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:01 A.M., Mr. Gilbert called the meeting to order; Mr. Ellis gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON

In a month by month comparison, sales tax revenue for April 2019 increased by 16%. Over the last 12 months, there was an increase of 18.7%. There was no discussion regarding minutes.

ACTION (7:03 A.M.)

1. Mr. Pense made a motion to approve the March 26, 2019 meeting minutes and April 2019 financials.
2. Mr. Gladu seconded the motion.
3. The motion carried 6:0.

[The order of agenda items changed; agenda item (C.) was discussed later in the meeting]

D. CITIZENS PARTICIPATION

This period is reserved for citizens to discuss items not listed on the agenda. Citizens 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 SGR PROFILE BROCHURE FOR CDC DIRECTOR

A brief discussion was held regarding the brochure. Mr. Lott indicated that he would like to email the boards comments by tomorrow (Wednesday, April 24th) to Mr. Gilley and his associates; he requested that the board email any comments to Mrs. Brown by the end of today.

F. DISCUSSION AND ACTION REGARDING INTERVIEW COMMITTEE FOR CDC DIRECTOR AND /OR VOTING MEMBERS FOR RECOMMENDING CDC CANDIDATE

Mr. Lott's recommendations were as follows: The interview committee should consist of 10 members: Six Board Members: Dena Elder, Bobby Gladu, Mike Gilbert, Jesse Vaughn, Clay Ellis, and Richard Pense. The seventh board member, Charles Houk, who is applying for the job will not participate in the interview process nor will he vote for candidates. The additional four members of the interview committee will include Mr. Lott, City Manager Carl Alsbrook, Mayor Janet Nichol, and CDC Admin Assistant / Board Secretary Tonya Brown. Seven out of the ten-member committee will vote. The seven voting members will be the 6 board members on the committee and the Admin. Assistant/ Secretary.

- The board agreed with Mr. Lott's recommendations.
- No formal action was taken.

G. PRESENTATION BY MICHELLE KING REGARDING INCENTIVE REQUEST FOR HAIR JUNKIE

Michelle King has purchased a home on Elm Street that she intends to remodel (including building a new parking lot on the property) to relocate her current business, Hair Junkie. She has been at her current location for 8 years but has been in operation in Royse City for 25 years. Mrs. King is asking for \$65,000 to help offset a portion of the costs for the new parking lot. Mrs. King will expand her business as well as relocating, she will go from 8 employees to 12-15 employees. In addition, Mrs. King will allow exclusive use of the parking lot by the city for annual events; the details will be

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specified in the Performance Agreement. As with all incentive grants, this incentive is a reimbursement incentive, contingent on a signed Performance Agreement and receipt of a Certificate of Occupancy from the City of Royse City.

H. RECESSED INTO CLOSED EXECUTIVE SESSION AT 7:18 A.M.

The board recessed into closed executive session in compliance with the Texas Government code to it:

- i. Section 551.087 – Deliberation regarding economic development negotiations
 1. Discussion regarding incentive request for \$65,000 by Hair Junkie to help offset costs of a new parking lot at their new location in downtown Royse City.

I. CLOSED EXECUTIVE SESSION

At 7:41 A.M., Vice President Gilbert closed the executive session.

J. RECONVENED REGULAR SESSION; ACTIONS STATED BELOW

At 7:43 A.M., regular session reconvened.

ACTION

1. Hair Junkie
 - o Mr. Houk made a motion to grant an incentive, not to exceed \$45,000, to Hair Junkie for the construction of a new parking lot (at its new location); the parking lot must contain a minimum of 25 parking spaces. The incentive is contingent upon a signed Performance Agreement (PA). The PA will include wording that allows City of Royse City exclusive use of the parking lot on 3 dates to be determined by the City.
 - o Mr. Gladu seconded the motion.
 - o The motion passed 6:0.

K. DIRECTOR'S REPORT: LARRY LOTT

YMCA

Royse City is one of three communities that YMCA is looking at to build their next facility. Irene Johnson is the person assigned to raising capital for the project.

MICROTEL HOTEL

Wyndham Hotel is interested in building a Microtel Hotel in Royse City. Mr. Lott showed them several pieces of property, one of those properties interested them but we are uncertain at this time if they have purchased the property.

WYNNE JACKSON SUBDIVISION

Wynne Jackson is a large developer that has 184 acres on the south side of FM 2642. The subdivision will contain 749 lots. Weekly Homes and Highland Homes have shown interest in building homes in this development. One of the issues they are currently facing is the extension of Shaw Drive; it has been built by Buc-ee's and Union Square to extend to the end of their property. It will need to go from where it ends today, on the far west property line of Buc-ee's and tie into FM 2453. They will need to create a Public Improvement District (PID) that would allow them to sell PID Bonds to cover the additional cost. Our Comp Plan recommends the property owned by Wynne Jackson along the interstate would best serve our community as retail or commercial; we have negotiated with the developers to move the subdivision further back from the interstate. They have agreed to move it from 350ft to at least 800ft to 1200ft.

THE MEADOWS RETAIL

The developers of The Meadows recently had us meet with two men who are interested in buying some of the pad sites at The Meadows; they are trying to gain an understanding of how Royse City is growing so that the project is appropriately developed.

HINES DEVELOPMENT UPDATE

The Hines Development, also known as Criswell College property, is located on the north side of Hwy 66 before you get to FM 2642; it will consist of approximately 1,100 homes. Hines Development, one of the largest developers in the US, is working with a broker named Carter Kendall who has done a lot of work in Royse City. This development will require an extensive amount of off-site infrastructure to get water and sewer where it needs to be. The developers need to get Right-of-Way from a property owner who is currently under a 212 agreement; the agreement stipulates that any development of the property will trigger annexation of the property into the City. The City is working with the city attorney to write a letter stating that if Right-of-Way is given for infrastructure, it will not cause the property to be annexed. We will meet with the Hines development group later this week.

BIERGARTEN

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Mr. Lott and Ms. Morris have met with the man who purchased “Z’s Quick Stop,” located on the corner of Elm and Hwy 66; he has closed on the property. This individual has also purchased the adjacent property and will combine the two properties to construct a Biergarten. He will renovate the current building mainly for a kitchen and restrooms, the majority of the seating area will be outdoor seating. He plans to build something similar to Krause’s Cafe in New Braunfels. It will be a welcomed addition to downtown Royse City.

SMOKE SESSIONS UPDATE

We drafted the Performance Agreement for Smoke Sessions Barbecue and will submit it to the city attorney today for legal review. We are close to completing the swap of the pocket park for the approximate 1.5 acres located off Hwy 66, near the splash park, with the city. The PA outlines the details for the conveyance of that approximate 1.5 acres to Smoke Sessions after 3 years of successfully meeting specific criteria. This project will require a change to the City’s Ordinance to extend our downtown boundary to either Pond Branch Creek or Erby Campbell. This change is being made to head off any parking issues. We can move forward with signatures for the PA only after we legally own the property and have applied any suggested changes, if any, from the city attorney.

WHITESIDE VILLAGE UPDATE

This is an 86-acre property, south of town, being developed by Mark Johnson. Mr. Johnson’s concept plan was approved last month by Planning and Zoning (P&Z). The concept plan will go before council tonight. If approved by the council, Mr. Johnson will submit a development plan to P&Z.

ANDERSON CROSSING

Broker Ryan Johnson and his partner met with Mr. Lott to learn how the community is growing, what our future plans are for the community. We continue to have a lot of interest in Anderson crossing, despite the fact that the Ballpark development fell through. Mr. Johnson feels confident that he can help us with the development of this project.

C. INCENTIVE UPDATE

Regarding the encumbered amounts: 1) Collin County Rd. 1031 does not have a deadline. We are splitting the cost of the road with the city. Dario Lopez with the city’s Public Works Department will call Collin County to get an update. 2) Anytime Fitness is nearing its deadline as indicated in its PA. The incentive approved for Anytime Fitness was for the FEMA study; at this time we are not aware of a FEMA study being done on the property. We have not had any communication from the franchise owner. 3) Main Street Emporium’s deadline is quickly approaching. The interior remodel must be complete by May 22 and they must receive a Certificate of Occupancy by July 22, 2019, in order to comply with the PA and receive the incentive grant.

L. MAINSTREET DIRECTOR’S REPORT: PAULA MORRIS

MUSIC ON MAIN:

Takes place on Friday nights from 7pm-9pm thru August except for June 28th and July 5th.

CAR SHOW:

The car show will take place on May 11 at 10 am. Main Street will close at 7:30 that morning.

GOLF TOURNAMENT

The parks department is hosting a golf tournament on May 17. Please contact them if you’d like to participate.

CELEBRATE FREEDOM

Celebrate Freedom takes place on Friday, June 28.

M. ADJOURNMENT

- At 8:09 A.M., Mr. Houk made a motion to adjourn the meeting.
- Mr. Ellis seconded the motion.
- The motion passed 6:0

ATTEST:

TONYA BROWN/ SECRETARY

MIKE GILBERT/ VICE PRESIDENT