
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – MELODY ROOM
MELODY ROOM
CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – NOVEMBER 24, 2020
APPROVED 12-17-20, 4:0

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Dena Elder, President	Charles Houk, CDC Director	Tanner Dietz, Fire Marshall	
Bobby Gladu, Vice President	Tonya Brown, Secretary (Zoom)		
Richard Pense, Treasurer			
Jesse Vaughn (Zoom)			
Michael Holder (left meeting at 8:47)			
Clay Ellis (arrived at 7:04)			
Gary Sanders (Zoom)			

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 SALES TAX COMPARISON

November 2020 (\$117,199) sales tax revenue increased by 22.8% over November 2019 (\$95,456) an increase of 27.4% for the rolling 12-month period.

ACTION (at 7:05 a.m.)

- Mr. Pense made a motion to approve the October 22, 2020 Regular meeting minutes and the current financial status;
- Mr. Gladu seconded the motion;
- The motion passed 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.

- No citizen participation.

D. DISCUSSION REGARDING CURRENT INCENTIVES

- This section was not discussed since most of the items were part of the closed session deliberations.

E. DISCUSSION AND ACTION REGARDING EXPIRING TERMS AND AND/OR REAPPOINTMENTS FOR CLAY ELLIS, MICHAEL HOLDER, RICHARD PENSE AND JESSE VAUGHN

Each board member confirmed interest in being reappointed to serve an additional two-year term.

ACTION (7:08 a.m.)

- Mr. Gladu made a motion to reappoint board members;
- Mr. Sanders seconded the motion;
- The motion carried 7:0.

F. PRESENTATION AND INCENTIVE REQUEST BY DANIELLE HOWERTON WITH SYNAPTIC PEDIATRIC THERAPIES

Ms. Howerton made a presentation to the board to discuss the new project she would like to open in Royse City. Synaptic Pediatric Therapies provides occupational therapy and speech therapy services to infants, toddlers, children, teens and young adults. The facility, slated to occupy 102 E. Main Street, previously Euphoria Medical Spa, will contain a custom-made Sensory Gym, provide services to families in Royse City and surrounding areas. Synaptic Pediatric Therapies is established and thriving in Richardson, Wylie, Arlington, Mesquite and North Richland Hills. The facility in Royse City would create sustainable, 10+ skilled jobs and serve in our community by partnering with our school district to offer hands-on training. Synaptic Pediatric Therapies is requesting an incentive grant of \$45,000.

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G. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:37 A.M., Ms. Elder recessed open session and entered into closed executive session in compliance with the Texas Government Code to Wit:

- i) Section 551.087 – Deliberation regarding Economic Development Negotiations
 - 1. Smoke Sessions
 - 2. Thirsty bro brewing
 - 3. Native station
 - 4. Synaptic pediatric therapies
 - 5. Entertainment venue

H. ADJOURN CLOSED EXECUTIVE SESSION

At 8:47 A.M., Ms. Elder adjourned the closed executive session. *[Mr. Holder left the meeting]*

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

At 8:47A.M., Ms. Elder reconvened open session.

ACTION

Section 551.074 – Economic Development:

- 1. Smoke sessions –
 - i. Mr. Ellis made a motion to extend the performance agreement deadline to January 31, 2021
 - ii. Mr. Pense seconded the motion;
 - iii. The motion passed 6:0
- 2. Thirsty Bro – no action
- 3. Native Station – no action
- 4. Synaptic Pediatric Therapies
 - i. Mr. Gladu made a motion to grant \$15,000 as a reimbursement to assist with remodel \$10,340 earmarked for the gym buildout; Mr. Vaughn seconded the motion;
 - ii. The motion passed 6:0.

J. DISCUSSION AND ACTION REGARDING APPOINTING A NEW MEMBER TO THE RCCDC BOARD

Mr. Houk said City Secretary Debbie Sorenson gave him the name of three individuals who applied to fill the vacant position.

ACTION

At 8:51 A.M.

- Mr. Gladu motion made a motion to appoint Gary Sanders to serve the remainder of the vacant term set to expire 12/21;
- Me. Ellis seconded the motion;
- The motion passed 5:0.

K. DIRECTOR'S REPORT: CHARLES HOUK

❖ CIGAR SHOP

- Specific use permit approved by council; expect to open in January

❖ SONOMA RIDGE

- We've received 3 calls interested in this piece of property

❖ HAIR JUNKIE

- Continues to progress

❖ HUNT COUNTY REGIONAL MEDICAL

- They have a project planned for their property. It will be a multi-faceted orthopedic/ medical office complex

❖ NEW FIRE STATION:

- Quickly progressing with completion expected in March. A construction video is posted on the Royse City Fire Station Facebook page.

❖ CAYALYST COMMERCIAL UPDATE

- Reviewed some of the available properties in Royse City that are being discussed with prospects.

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L. ADJOURNMENT

- At 8:58 A.M., Mr. Pense made a motion to adjourn the meeting.
- Mr. Ellis seconded the motion.
- The motion carried. 6:0

ATTEST:

Dena Elder – President

Bobby Gladu – Vice President
(in the absence of the President, the Vice President
Assumes the duties of the President)

Tonya Brown – Secretary