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## ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

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REGULAR MEETING  
7:00 A.M. – THE WELL COFFEE LOUNGE  
103 E. MAIN STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – DECEMBER 17, 2020  
**APPROVED 1-28-21, 6:0**

<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)	Sam Satterwhite, Realtor	Gary Sanders
Richard Pense, Treasurer (7:10)		Russell Ratterree, Realtor	
Jesse Vaughn (Zoom-)		Ashlee Burke, RC Chamber	
Clay Ellis		Vanessa Stahl, RC Chamber	
Michael Holder (Zoom 7:13)		Jeff Stapleton, RC Development Laison	
		Jason Claunch, Catalyst Commercial	
		Jason Day, RC Attorney	
		Lacey Rogers, RC Engineer	
		Shannon Raymond, RC CFO	
		Janet Nichol	

### A. CALL TO ORDER

Announce the presence of a quorum.

At 7:07 A.M., Ms. Elder called the meeting to order. Mr. Ellis gave the invocation.

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

December 2020 (\$97,580) sales tax revenue increased by 11.5% over December 2019 (\$87,520) an increase of 25.6% for the rolling 12-month period.

#### **ACTION (at 7:08a.m.)**

- Mr. Gladu made a motion to approve the November 24, 2020 Regular meeting minutes and the current financial status;
- Mr. Ellis seconded the motion;
- The motion passed 4:0.

*[the meeting paused while communication with Mr. Vaughn on Zoom – 4<sup>th</sup> member present- was lost]*

*[Mr. Pense arrived at the meeting at 7:10 am; quorum was present- meeting continued]*

### 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.

*[Mr. Vaughn rejoined the meeting via Zoom at 7:13]*

*[Mr. Holder also joined the meeting via Zoom at 7:13]*

### D. DISCUSSION REGARDING CURRENT INCENTIVES

- Mr. Houk discussed the new incentive that will soon be added to the report, Synaptic Pediatric Therapies.
- Thirsty Bro has not had much movement
- Smoke Sessions is on track to complete construction by 1-31-21
- Native Station has made some progress behind the scenes with the city. They are committed to addressing the issues and completing the project.

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

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#### ❖ ANDERSON CROSSING

- Mr. Satterwhite, a former EDC director is working with Anderson Crossing to help develop the property. No details on projects just yet

#### ❖ TACO BUENO

- Dirt work continues

#### ❖ HAIR JUNKIE

- Rapidly progressing

#### ❖ MEDICAL FACILITY INQUIRIES: We've received several inquiries from prospects in these areas:

- MICRO HOSPITAL: refers to hospitals with less than 10 beds
- PERFORMANCE CENTER: multi-faceted therapy/fitness center looking to build a fourth facility possibly in RC to lease medical office space in addition to build in an outdoor/indoor turf field complex designed to train athletes of all ages
- SURGERY CENTER; Mr. Houk showed them 11 sites in RC and will continue to work with them to determine a site for their facility
- COMPOUND PHARMACY: this item was discussed at a previous meeting. They are holding until after the first of the year. We will continue to work with them
- MEDICAL OFFICE BUILDING: we have received three inquiries, only one seemed concrete and tied to the performance center. Mr. Houk will attend a Hunt County Regional Medical Board meeting to make a presentation about Royse City in hopes of getting them to move toward the development of property they own off FM 2642.

#### ❖ SPORTS FACILITY:

- Early interest on developing a youth sports facility in RC

#### ❖ SYNAPTIC PEDIATRIC THERAPIES: Owners hope to be open and treating patients by the end of February

#### ❖ CATALYST COMMERCIAL UPDATE: Mr. Claunch discussed the progress his firm is making toward discussions with retailers as discussed in previous meetings. Prospects include big box retailers, grocers, sit-down restaurants & automotive based retailers.

#### ❖ BYLAW REVISION COMMITTEE: Revisions to the bylaws have not been addressed. We plan to recommit to the work after the new year.

#### ❖ CTE ADVISORY COMMITTEE

- Mrs. Brown discussed the progress in creating a partnership with the school district, the RC Chamber of Commerce and the Texas Workforce Commission. By utilizing data from the various entities, we hope to determine the needs of our current business community and anticipate the needs of our future business community so that we may construct a workforce capable of meeting those needs.
- As a result of the initial meeting, Mrs. Brown (CDC), Mr. Gladu (CDC & business owner), Mrs. Stahl and Mrs. Burke (RC Chamber) and one to two members of the Texas Workforce Commission now serve on the district's CTE Advisory Committee. The Committee will meet quarterly
- In addition, the TWC is working with the district on a grant to update equipment for a current CTE offering that provides certification upon graduation.
- Mr. Gladu discussed the districts upcoming bond which will include a CTE wing. Mr. Gladu and Mrs. Burke served on the Bond Steering Committee.
- Lastly, the district agreed to the request to include elected officials and local colleges to gauge interest in serving on the CTE Advisory Committee.

*[Mr. Houk introduced city staff and others in attendance]*

*[Mr. Gladu discussed the pride he had in the City/ CDC for the Disaster Relief Fund Program implemented in response to the hardships our local businesses experienced due to COVID-19]*

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*[Ms. Elder announced her desire to have the CDC help Main Street businesses achieve their goals; to be unique and to be a draw. She also requested an update at a future meeting of current downtown businesses and vacancies.]*

*[Mr. Pense thanked Mr. Claunch for attending today's meeting and providing an update on their progress. He expressed his appreciation to Mrs. Brown and Mr. Gladu for their participation on the CTE Advisory Board and the importance of the CTE programs to prepare our students for the upcoming job force. He also thanked the city for their continued partnership with the school district and Mr. Houk for the work he has done throughout the year, especially in light of COVID-19.]*

### L. ADJOURNMENT

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- At 7:37 A.M., Mr. Gladu made a motion to adjourn the meeting.
- The motion carried. 6:0

**ATTEST:**

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**Dena Elder – President**

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

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**Tonya Brown – Secretary**