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**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

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REGULAR MEETING  
7:00 A.M. – CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – JANUARY 28, 2020

**APPROVED 2-25-20, 6:0**

<b><u>Members Present</u></b>	<b><u>Employees Present</u></b>	<b><u>Other:</u></b>	<b><u>Members Absent:</u></b>
Dena Elder	Charles Houk, CDC Director	Jason Claunch	Jesse Vaughn
Bobby Gladu	Tonya Brown, Secretary	Russell Ratterree	
Richard Pense		Wendy Johnson	
Lee Loveless	Jason Day, City Attorney	Ashlee Burke	
Michael Holder	Tanner Dietz, RC Fire Marshall	Vanessa Stahl	
Clay Ellis (left at 8:08)			

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**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:02 A.M., Ms. Elder called the meeting to order and Mr. Ellis gave the invocation.

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

Sales tax revenue for January 2020 (\$82,983) increased by 12.4% over January 2019; the change for the rolling 12-month period is a 15.2% increase.

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**ACTION (7:03 A.M.)**

- Mr. Gladu made a motion to approve the December 17, 2019 meeting minutes and the current financial report;
- Mr. Ellis seconded the motion;
- The motion passed 6:0.

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**C. DISCUSSION REGARDING INCENTIVE DOLLARS SPENT AND ENCUMBERED**

- Resolute Compliance has moved from encumbered to paid;
- Starbucks construction has gone vertical;
- Smoke Sessions is putting down forms for concrete pour;
- Native Station has had some movement toward beginning construction;
- Collin Co. Rd. 1031 has had no movement;
- Thirsty Bro has not pulled permits; we will contact them soon for updates on progress.

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**D. 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.

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**E. RECESSED REGULAR SESSION TO OPEN PUBLIC HEARING AT 7:06 A.M.**

- i. A public hearing was held regarding the incentive to Thirsty Bro Brewing Co.
- ii. No public comment

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**F. ADJOURNED PUBLIC HEARING at 7:06 A.M.**

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**G. RECONVENED OPEN SESSION AT 7:06 A.M.; ANY ACTIONS TAKEN AS A RESULT OF PUBLIC HEARING ARE LISTED BELOW**

Thirsty Bro:

- No action was taken

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**H. DISCUSSION AND ACTION REGARDING RETAINING CATALYST COMMERCIAL, INC AS A PROFESSIONAL CONSULTANT**

Mr. Houk led the discussion with a brief overview of the services provided by Catalyst Commercial INC. The CDC Board is being asked to consider retaining Catalyst Commercial for research, marketing materials, setting up meetings, and assisting in creating/building relationships with businesses we would like to have in our community. The anticipated cost for year one activities is approximately \$24K. Jason Claunch with Catalyst Commercial discussed his background, experience, former clients, current clients, projects, and services, he also answered question posed by the board.

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**ACTION**

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- At 7:34 A.M., Mr. Ellis made a motion to retain Catalyst Commercial INC. for professional services up to \$25K subject to the contract terms;
- Mr. Holder seconded the motion;
- The motion passed 6:0.

**I. RECESSED INTO CLOSED EXECUTIVE SESSION**

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At 7:35 A.M., Ms. Elder recessed into closed executive session in compliance with the Texas Government Code to Wit:

- i) Section 551.072 – Deliberation regarding Real Property
  1. Deliberation regarding the purchase, exchange, lease or value of real estate.
- ii) Section 551.071 – Consultation with Attorney

*(Ms. Elder recused herself from the executive session deliberations at 7:36 a.m.)*

**J. ADJOURN CLOSED EXECUTIVE SESSION**

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At 8:06 A.M., Mr. Gladu adjourned the closed executive session.

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

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At 8:06 A.M., Mr. Gladu reconvened open session.

**ACTION**

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1. purchase, exchange, lease or value of real estate:
  - No action

**L. DIRECTOR'S REPORT: CHARLES HOUK**

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*NAHB IBS RECAP: (National Assoc. of Home Builders International Builders Show)*

- Attended by Mr. Houk and former Police Chief Jeff Stapleton who will be moving into a new position with the city ;
- None of the companies Mr. Houk spoke to are currently in Texas;
- Mr. Houk will be following up with at least 20 contacts made at the conference.

*THE COMPOUND:*

- Mr. Houk was approached with interest in purchasing The Compound property ;
- Property owner Clarence Jorif has approximately 80% of the project funded and is working on the remainder; he is not selling.

*ATTENDANCE AT TEDC WINTER CONFERENCE:*

- Mr. Houk, Ms. Elder, Mr. Gladu and possibly Mrs. Brown plan to attend the conference in College Station February 18 -21).

**M. ADJOURNMENT**

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- At 8:15 A.M., Mr. Pense made a motion to adjourn the meeting.
- Mr. Gladu seconded the motion
- The motion passed 6:0

**ATTEST:**

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Secretary  
Tonya Brown

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President		Vice President
Dena Elder		Bobby Gladu