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**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

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REGULAR MEETING  
7:00 A.M. – MELODY ROOM  
MELODY ROOM  
CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – OCTOBER 20, 2020  
APPROVED 11-24-20, 7:0

<b><u>Members Present</u></b>	<b><u>Employees Present</u></b>	<b><u>Other:</u></b>	<b><u>Members Absent:</u></b>
	Charles Houk, CDC Director	Terry Gordon (Thirsty Bro owner)	Dena Elder
Bobby Gladu (Zoom)	Tonya Brown, Secretary		
Richard Pense			
Jesse Vaughn (Zoom)			
Michael Holder (Zoom)			
Clay Ellis			
Gary Sanders			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:09 A.M., Mr. Gladu called the meeting to order; Mr. Ellis gave the invocation.

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

October 2020 (\$100,523) sales tax revenue increased by 45.3% over October 2019, an increase of 27.8 % for the rolling 12-month period.

**ACTION (7:10 A.M.)**

- Mr. Ellis made a motion to approve the September 22, 2020 Regular meeting minutes and the current financial status;
- Mr. Pense seconded the motion;
- The motion carried 6:0.

**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**

- ELLIOT GERSTENHABER (STARBUCKS): Mr. Gerstenhaber has satisfied all of his requirements and was paid last week.
- SMOKE SESSIONS: Rep says they are close and should be moving equipment in next week. Deadline is Oct. 31, 20.
- NATIVE STATION: This item was not discussed since it will be discussed in executive session.
- THIRSTY BRO: This item was not discussed since it will be discussed in executive session.
- COLLIN CO. RD. 1031: a timeframe for this project has not been determined.

**E. RECESSED INTO CLOSED EXECUTIVE SESSION**

At 7:15 A.M., Mr. Gladu recessed open session to enter into closed executive session in compliance with the Texas Government Code to Wit:

- i) Section 551.087 – Discussion regarding economic development negotiations
  1. Entertainment Venue Negotiations
  2. Thirsty Bro
  3. Native Station

**H. ADJOURN CLOSED EXECUTIVE SESSION**

At 8:17 A.M., Mr. Gladu adjourned the closed executive session.

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

At 8:17 A.M., Mr. Gladu reconvened open session.

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### ACTION

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Section 551.087 – Discussion regarding economic development negotiations

1. Entertainment Venue Negotiations
  - No action taken
1. Thirsty Bro
  - Mr. Ellis made a motion to grant a 3-month extension on getting a C.O.
  - Mr. Holder seconded the motion
  - The motion carried 5:0
1. Native Station
  - Mr. Ellis made a motion to grant a 3-month extension on getting a C.O.
  - Mr. Vaughn seconded the motion
  - The motion carried 5:0

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

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- ❖ **Capstone:**
  - Has starting clearing the site and begun dirt work; this project is located at Erby Campbell near Circle Drive
- ❖ **Parkside Village:**
  - Has extended Erby Campbell and opened up Elm Grove Rd. to provide circulation back to the highway. In addition to having approximately 24 homes and the amenity center in progress or near completion.
- ❖ **Frost Farms:**
  - Has started building homes on this project located off FM 548 , south of I-30.
- ❖ **Bearpen Creek**
  - Located east of the high school, south of the highway
  - Master planned development to include 3000-4000 homes
  - In talks with the city regarding MUD designation and the need for a sewer line sooner rather than later.
- ❖ **Area around Walmart**
  - Lots of interest
  - Contains several tracts of land
  - Tricky to develop due to several factors: railroad tracks, flood plain, power lines, power plant, no access, etc....
- ❖ **Cigar shop:**
  - Building owner of 204 North Elm Street wants to open up a cigar shop & lounge.
- ❖ **Hair junkie**
  - Moving along with construction on new location off N. Elm Street
- ❖ **Taco Bueno**
  - Site plan has been approved by city council; they are moving along with this project

### L. ADJOURNMENT

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- At 8:25 A.M., Mr. Ellis made a motion to adjourn the meeting.

### ATTEST:

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Secretary  
Tonya Brown

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President | Dena Elder  
Vice President | Bobby Gladu