
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – May 26, 2020
APPROVED 6-23-20, 6:0

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Dena Elder	Charles Houk, CDC Director	Tanner Dietz, Fire Marshall	Bobby Gladu
	Tonya Brown, Secretary	Russell Ratterree	
Richard Pense (video)			
Lee Loveless (video)			
Michael Holder			
Clay Ellis			
Jesse Vaughn (video)			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:03 A.M., Ms. Elder called the meeting to order and Mr. Ellis gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON

While Texas, overall, was down 5%, Royse City sales tax revenue for May 2020 (\$94,624) increased by 15.3% over May 2019; the change for the rolling 12-month period was a 17.4% increase. Mr. Houk cautioned that while we are still seeing an increase in sales tax revenue, he anticipates we will soon see a decrease due to COVID-19.

ACTION (7:07 A.M.)

- Mr. Pense made a motion to approve the April 28, 2020 meeting minutes and the current financial report;
- Mr. Ellis seconded the motion;
- The motion passed 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 INCENTIVES UPDATE

- THIRSTY BRO: Mr. Gordon is prepared to start paying rent as agreed upon in the Fire Station lease agreement.
- SMOKE SESSIONS BBQ: Construction is moving along; should complete construction by deadline.
- ELLIOT GERSTENHABER (STARBUCKS): According to Fire Marshall Dietz, Mr. Gerstenhaber should turn the building over to Starbucks for finish out in a couple of weeks
- NATIVE STATION: Moving right along, barring any bad weather, Native Station expects to be open the week before the RC Main Street Car Show (August 22, 2020)

E. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:11 A.M., Ms. Elder recessed into closed executive session in compliance with the Texas Government Code to Wit:

- SECTION 551.072– DELIBERATION REGARDING REAL PROPERTY:
 1. DELIBERATION REGARDING THE PURCHASE OF PROPERTY ID:14665, LEGALLY DESCRIBED AS, BUSINESS, BLOCK C, LOT S 43' OF LOT 19 & PT OF 18, LOCATED IN ROCKWALL COUNTY, ROYSE CITY, TX, TO PROVIDE ECONOMIC BENEFIT TO THE CITY OF ROYSE CITY.
 2. DELIBERATION REGARDING THE PURCHASE OF 25 – 200 ACRES OF PROPERTY IN COLLIN/HUNT COUNTY PORTION OF ROYSE CITY FOR THE PURPOSE OF FUTURE ECONOMIC DEVELOPMENT PROJECT(S)

G. ADJOURN CLOSED EXECUTIVE SESSION

At 7:31 A.M., Ms. Elder adjourned the closed executive session.

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

At 8:31 A.M., Ms. Elder reconvened open session.

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ACTION (8:43 A.M.)

i. REAL PROPERTY:

1. PROPERTY ID:14665
 - Mr. Ellis made a motion to give CDC Houk the authority to negotiate up to \$33k for the property.
 - Mr. Ellis seconded the motion.
 - The motion passed 5:0 (Ms. Elder abstained)
2. PURCHASE OF 25 – 200 ACRES
 - Ms. Elder announced: no action at this time.

I. DIRECTOR'S REPORT: CHARLES HOUK

1. RCCDC DISASTER RELIEF FUND PROGRAM

- To date: we have expended \$153,300.00:
 - 31 businesses:
 - 221 jobs (128 full time)
 - 4 in the process of being funded
 - 1 needs further verification
 - 7 did not qualify (home based businesses, 1 business did not have a C.O.)
 - We are ready for round two funding
 - A few business that qualified, turned down the money because they felt other local businesses might need it more

2. NEW WEBSITE UPDATE

- Website took a backseat to Disaster Relief
- Website should be launching soon

3. CATALYST COMMERCIAL STRATEGIES

- Based on demographics report generated by Catalyst, we have created a list of targeted businesses to approach when things start to open back up

4. POTENTIAL MIXED-USE OPPORTUNITY

- Mr. Houk and City Manager Alsabrook were approached by someone with interest in 20 acres or multi-family with a commercial component
- Mr. Houk and Mr. Alsabrook showed them a few properties

5. ENTERTAINMENT OPPORTUNITY

- Mr. Houk was approached by an experienced local developer who is interested in developing a youth tournament sports field surrounded by retail (restaurants, etc.)
- The developer already owns the land
- The fields would not be used for local sports groups, they would be specifically for tournaments
- This individual will be looking to us for an incentive for development costs
- The City would be a perpetual participant in the revenue, but structure the development so that the city would receive compensation for its investment within three years
- The agreement would include the City and the CDC.

6. ROYSE CITY TOWN CENTER

- Developer, Steve Schattner, President of Imperium Holdings, expressed his concern to Mr. Houk about the expansion of FM 2642 as it pertains to his property and the lack of immediate access to it
- The new City Engineer, Lacey Rodgers has an expansive background including being the #2 person at TxDOT; she has been working with Mr. Schattner to develop an alternative plan
- Mr. Schattner says he possibly has two potential prospects for the property, one of the two is on our target listed as discussed earlier.

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J. ADJOURNMENT

- At 7:53 A.M., Mr. Pense made a motion to adjourn the meeting.

ATTEST:

Secretary
Tonya Brown

President		Vice President
Dena Elder		Bobby Gladu