
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

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

<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	Richard Pense
Bobby Gladu	Tonya Brown, Secretary	Vanessa Stahl	
		Wendy Johnson	
Lee Loveless			
Michael Holder			
Clay Ellis			
Jesse Vaughn (video)			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:05 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

June 2020 (\$98,749) sales tax revenue increased by 53%% over June 2019; the change for the rolling 12-month period was a 17.9% increase.

ACTION (7:07 A.M.)

- Mr. Gladu made a motion to approve the May 26, 2020 meeting minutes and the current financial report;
- Mr. Lee 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 will begin making his first lease payment on Monday. This incentive is unusual in that there are two agreements in place with Mr. Gordon; he is currently in violation of the lease agreement but not in violation of the Performance Agreement. There are some concerns with Mr. Gordon's lack of communication.
- SMOKE SESSIONS BBQ: Nothing definitive, but at this time, they do not expect to meet their deadline.
- ELLIOT GERSTENHABER (STARBUCKS): The building has been turned over to Starbucks for finish out: they are now hiring.
- NATIVE STATION: should be installing dome in the coming week and believe they will meet the August deadline.

E. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:24 A.M., Ms. Elder recessed into closed executive session in compliance with the Texas Government Code to Wit:

- SECTION 551.072– DELIBERATIONS ABOUT 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) AND ALLOWING THE CDC EXECUTIVE DIRECTOR TO SIGN ALL DOCUMENTS RELATED TO THE PURCHASE(S)

G. ADJOURN CLOSED EXECUTIVE SESSION

At 8:03 A.M., Ms. Elder adjourned the executive session.

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

At 8:03 A.M., Ms. Elder reconvened regular session.

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ACTION (8:03 A.M.)

i. REAL PROPERTY:

1. PROPERTY ID:14665

- Mr. Loveless made a motion to give CDC Director Houk the authority to negotiate with all three parties to find a solution (to allow the sale of the property).
- Mr. Gladu 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 \$241,300 of the \$300,000 allotted for the program:**
 - We are currently in round 2 (but had a request from one business for round one funding; meaning it was their first request)
 - A few businesses that qualified, turned down the money because they felt other local businesses might need it more
 - May need to request additional funding to finish off round 2

2. NEW WEBSITE UPDATE

- Mr. Houk and Mrs. Brown took part in a Zoom conference meeting to review soft launch of the site
- We will be reviewing in depth prior to launch
- The site contains several tools for businesses and developers to research a multitude of data relevant to Royse City

3. CATALYST COMMERCIAL STRATEGIES

- Catalyst prepared pitch packets for the 10 high-level targets we have narrowed down as prospects for RC. The packets contain demographic info, prospective sites, and other information relative to RC.
- We reviewed the data and submitted comments; once the final packets are ready and the timing (due to COVID) is appropriate, we will reach out to those businesses.

4. ANDERSON CROSSING

- We've received three calls over the last month for three different uses for this location.

5. WEDDING/EVENT FACILITY INQUIRY

- We've had two calls in search of property on which to build a wedding/event venue.

6. SUNBELT BUILDERS SHOW JULY 14-17

- Mr. Houk and City Manager Carl Alsabrook plan to attend this conference.

J. ADJOURNMENT

- At 8:15 A.M., Mr. Holder made a motion to adjourn the meeting.

ATTEST:

Secretary
Tonya Brown

President | Dena Elder
Vice President | Bobby Gladu