
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – JULY 28, 2020
APPROVED 8-25-20, 5:0

<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			
Lee Loveless			
Michael Holder			
Clay Ellis			
Jesse Vaughn (Zoom)			

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

July 2020 (\$108,888) sales tax revenue increased by 45.8%% over July 2019; the change for the rolling 12-month period was a 23.8% increase.

ACTION (7:08 A.M.)

- Mr. Ellis made a motion to approve the June 23, 2020 meeting minutes and the current financial report;
- Mr. Gladu seconded the motion;
- The motion passed 7:0.

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): October 31 is their deadline to receive a C.O.
- COLLIN CO. RD. 1031: Mr. Houk intends to discuss this project with City Engineer Lacey Rodgers.

E. DISCUSSION AND ACTION REGARDING AMENDING THE SMOKE SESSIONS PERFORMANCE AGREEMENT TO EXTEND THE COMPLETED CONSTRUCTION AND C.O. RECEIPT DEADLINE TO 10/31/20

After a brief discussion regarding request for amendment due to construction delays caused by COVID, the board acted on the issue.

ACTION

- Mr. Pense mad a motion to extend the Smoke Sessions completion of construction and C.O. deadline to 10/31/20.
- Mr. Ellis seconded the motion.
- The motion carried 7:0

F. DISCUSSION AND ACTION REGARDING AMENDING THE NATIVE STATION PERFORMANCE AGREEMENT TO EXTEND THE COMPLETED CONSTRUCTION AND C.O. RECEIPT DEADLINE TO 10/31/20

Progress is temporarily halted: the construction crew is awaiting an additional support beam for the dome as recommended by the engineer. Mr. Sanders is requesting an extension on the deadline to complete construction. After several questions and comments from the board, the board acted on the request.

ACTION

- Mr. Pense made a motion to extend the Native Station completion of construction deadline to 10/31/20.
- Mr. Ellis seconded the motion.
- The motion carried 7:0

G. DISCUSSION REGARDING DRAFT CDC BUDGET FOR FISCAL YEAR 2021

Mr. Houk reviewed the FY21 draft budget, page by page, with the board. Discussion took place. No action is needed at this time.

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H. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:47 A.M., Ms. Elder recessed into closed executive session in compliance with Texas Government Code to Wit:

- i. SECTION 551.087– DELIBERATIONS ABOUT REAL PROPERTY:
 1. DELIBERATION REGARDING THIRSTY BRO BREWING COMPANY PERFORMANCE AGREEMENT DEADLINE
- ii. SECTION 551.072:
 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)
- iii. SECTION 551.074 – PERSONNEL MATTERS
 1. EVALUATION AND POTENTIAL SALARY ADJUSTMENTS FOR CDC EMPLOYEES:
 - a. EXECUTIVE DIRECTOR: CHARLES HOUK
 - b. ASSISTANT: TONYA BROWN

I. ADJOURN CLOSED EXECUTIVE SESSION

At 8:42 A.M., Ms. Elder adjourned the executive session.

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

At 8:42 A.M., Ms. Elder reconvened regular session; any actions taken are recorded below.

ACTION

- i. ECONOMIC DEVELOPMENT:
 - THIRSTY BRO:
 - Mr. Gladu motioned to continue the current lease agreement and extend receipt of the C.O. to 10-31-20.
 - Mr. Ellis seconded the motion.
 - The motion carried 7:0.
 - PROPERTY ID 14665
 - No action.
 - PURCHASE OF 25-200 ACRES
 - Mr. Holder made a motion to allow Director Houk to search for property and report his findings to the board.
 - Mr. Gladu seconded the motion.
 - The motion carried 7:0.
 - PERSONNEL MATTERS: EMPLOYEE EVALUATIONS
 - Mr. Gladu made a motion to table the item for a future, special called, zoom meeting.
 - Mr. Ellis seconded the motion.
 - The motion carried 7:0.

K. DIRECTOR'S REPORT: CHARLES HOUK

1. RCCDC DISASTER RELIEF FUND PROGRAM

- To date: we have expended \$260,000 of the \$300,000 allotted for the program:
 - We have had businesses ask if there will be a round 3; evaluations will begin soon.

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- We have reached out to all the round 1 recipients to find out if they want to apply for a round 2 distribution, but not all have responded

2. NEW WEBSITE UPDATE

- The new website is live; the website address is the same, roysecitycdc.org.
- We are looking into purchasing an SSL.

3. CATALYST COMMERCIAL STRATEGIES

- Not much movement on this yet since meetings are not taking place at this time.

4. WING STOP

- Should be opening soon, possibly today.

L. ADJOURNMENT

- At 8:49 A.M., Mr. Gladu made a motion to adjourn the meeting.

ATTEST:

Secretary
Tonya Brown

President		Dena Elder
Vice President		Bobby Gladu