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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 – OCTOBER 26, 2021  
[APPROVED 11-30-21, 6:0](#)

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Dena Elder, President	Charles Houk, CDC Director	Russell Ratteree – Realtor, Councilman	Michael Holder
Bobby Gladu, Vice President	Tonya Brown, Secretary	Vanessa Stahl – Chamber	
Richard Pense, Treasurer		Ashlee Burke – Chamber	
		Jason Day (Zoom)	
Gary Sanders		Jason Claunch (Zoom)	
Clay Ellis		Dale Appleby (Zoom)	
Jesse Vaughn II, (ZOOM@7:03)			

### A. CALL TO ORDER

Announce the presence of a quorum.

- At 7:00 A.M., Ms. Elder called the meeting to order. Mr. Ellis gave the invocation.

### B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE

No discussion took place regarding minutes. October 2021 sales tax revenue (\$129,398) increased by 28.7% over October 2020 (\$100,523). For the rolling 12 months, we experienced a 24.5% increase.

#### [ACTION \(at 7:01 A.M.\)](#)

- [Mr. Gladu made a motion to approve the September 2021 meeting minutes and October financial report.](#)
- [Mr. Sanders seconded the motion.](#)
- [The motion passed 6:0](#)

### C. CITIZEN'S 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

- DUST FREE AND NUTEX:** Still in review with legal counsel.
- Collin County Road 1031:** no updates.
- Native Station:** in the final stages. Working toward receiving C.O. Hiring has begun with higher wages and profit sharing for all employees. Troughs will be filled with soil for vines that will cover metal grate walls surrounding outdoor seating area.

### E. PRESENTATION BY REPRESENTATIVES FROM ANNIE LANE'S FLOWERS REGARDING INCENTIVE REQUEST

Annie Lane's Flowers requested that the item be pulled from the agenda.

### F. DISCUSSION AND ACTION REGARDING EXPIRING TERMS FOR CDC BOARD MEMBERS DENA ELDER, ROBERT GLADU AND DR. GARY SANDERS

Mr. Houk announced that each board member expressed an interest in continuing to serve in their current role on the CDC board

#### [ACTION \(7:06 A.M.\)](#)

- [Mr. Ellis made a motion to reappoint all three board members](#)
- [Mr. Pense seconded the motion](#)
- [The motion passed 6:0](#)

### G. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:06 A.M., open session recessed into closed executive session in compliance with the Texas Government Code to Wit:

- SECTION 551.071 – CONSULTATION WITH ATTORNEY
  - AGREEMENT WITH CATALYST COMMERCIAL
- SECTION 551.087 – DILIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
  - INCENTIVE REQUEST FROM ANNIE LANE'S FLOWERS
  - FAMILY ENTERTAINMENT VENUE
  - YOUTH SPORTS FACILITY

### H. ADJOURNED CLOSED EXECUTIVE SESSION

At 7:56 A.M., executive session adjourned.

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

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At 7:57 A.M., reconvened open session.

#### ACTION

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1. AGREEMENT WITH CATALYST COMMERCIAL : NO ACTION
2. INCENTIVE REQUEST FROM ANNIE LANE'S FLOWERS : ITEM PULLED FROM AGENDA
3. FAMILY ENTERTAINMENT VENUE : NO ACTION
4. YOUTH SPORTS FACILITY : NO ACTION

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### J. DISCUSSION AND ACTION REGARDING ENGAGING WITH FLYER VIEW GROUP LLC THROUGH THEIR DYNAMIC MAP PORTAL PROGRAM

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Our current maps are out of date. We are in need of new updated maps. Due to the constant change our city goes thru, it is important to have a program that will allow us to update the maps as needed. We have worked with Flyer View Group the past several years, previously known as Aerial Focus. Flyer View Group, LLC now offers a dynamic map portal program that will easily allow those changes to take place in real time. Dale Appleby, owner of Flyer View Group, LLC spoke about the program they offer. The files are all hi-res, fully downloadable, printable, with full copyright release. Three pricing packages are offered.

#### Action

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- Mr. Gladu made a motion to engage with Flyer View Group, LLC under the silver package program and services.
- Mr. Ellis seconded the motion.
- The motion passed 6:0

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### K. DIRECTORS REPORT: CHARLES HOUK

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1. **CATALYST COMMERCIAL UPDATE:** Jason Claunch with Catalyst gave an update of prospects they have been working with. The list has increased from 37 to 44. They range from burger & shakes restaurants, to family entertainment venues, to big box home improvement, to a small-coffee concepts, to sit down restaurants and national grocers. We will continue to work with Catalyst on these prospect and others. Catalyst will also represent Royse City in Las Vegas at ICSC.
2. **PAD SITE BETWEEN CVS AND BURGER KING:** Chipotle will occupy this pad site.
3. **INDUSTRIAL INTEREST:** We have received a lot of inquiries around rail users.  
*[Ms. Elder added that improving Countyline Rd. would help with development of the area.]*
4. **NOVEMBER/DECEMBER CDC BOARD MEETING DATES:** our November meeting will be the week of Thanksgiving. Mr. Houk would like to move December meeting to December 14 at Denny's.

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### L. ADJOURNMENT

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- At 8:27 A.M. Mr. Pense made a motion to adjourn.
- Mr. Pense seconded the motion.
- The motion passed 6:0

ATTEST:

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Dena Elder – President or Bobby Gladu – VP

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Tonya Brown – Secretary