
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – NOVEMBER 30, 2021
[APPROVED 12-14-21, 5:0](#)

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Dena Elder, President	Charles Houk, CDC Director	Native Station Contractor	Jesse Vaughn II
Bobby Gladu, Vice President		Ashlee Burke – Chamber	Tonya Brown, Secretary
Richard Pense, Treasurer			
Michael Holder			
Gary Sanders			
Clay Ellis			

A. CALL TO ORDER

Announce the presence of a quorum.

- At 7:01 A.M., Ms. Elder called the meeting to order. Mr. Pense gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE

No discussion took place regarding minutes. November 2021 sales tax revenue increased by 30% over November 2020. For the rolling 12 months, we experienced a 25% increase.

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

- [Mr. Pense made a motion to approve the October 26, 2021 meeting minutes.](#)
- [Mr. Holder 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:** Still awaiting comments from counsel.
- NUTEX:** Received Performance Agreement from their attorneys; Mr. Houk will review with City Attorney Jason Day.
- Native Station:** Project is nearly complete; C.O. deadline expired October 31, 2021; will discuss further in executive session.

E. DISCUSSION REGARDING POSSIBLE COUNTY LINE ROAD IMPROVEMENTS WEST OF INDUSTRIAL DR.

Much discussion took place regarding exploring the preemptive construction of County Line Rd. west of Industrial Drive. Mr. Houk asked the board for direction on whether or not to research creative financing options. Mr. Pense suggested the board first determine how many feet of road is under consideration so that Mr. Houk can research the costs before researching financing options. The ever-increasing costs these days will make it difficult to accurately determine future costs.

F. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:21 A.M., open session recessed into closed executive session in compliance with the Texas Government Code to Wit:

- SECTION 551.087 – DILIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - DILIBERATE REGARDING A YOUTH SPORTS CONCEPT
 - DILIBERATE REGARDING A FAMILY ENTERTAINMENT CONCEPT WITHIN THE CITY
 - DILIBERATE CATALYST COMMERCIAL PROSPECTS
 - DILIBERATE PERFORMANCE AGREEMENT DEADLINE EXTENSION FOR NATIVE STATION

G. ADJOURNED CLOSED EXECUTIVE SESSION

At 8:15 A.M., executive session adjourned.

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

At 8:15 A.M., reconvened open session.

ACTION

- YOUTH SPORTS CONCEPT: [NO ACTION](#)
- FAMILY ENTERTAINMENT CONCEPT WITHIN THE CITY: [NO ACTION](#)
- CATALYST COMMERCIAL PROSPECTS: [NO ACTION](#)
- PERFORMANCE AGREEMENT DEADLINE EXTENSION FOR NATIVE STATION.

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- a. Mr. Holder made a motion to:
 - i. extend the Native Station Performance Agreement to December 31, 2021
 - ii. amend the grant amount to \$100K
 - iii. apply a \$25K penalty if C.O. is not received by December 31, 2021
 - iv. reduce the grant by \$25K every two weeks beyond the deadline (until the C.O. is obtained or grant is depleted)
- b. Mr. Gladu seconded the motion
- c. The motion passed 4:1 (Mr. Sanders abstained from voting)

I. MAIN STREET DIRECTOR REPORT: PAULA MORRIS

1. UPCOMING HOLIDAY EVENTS:

- a. Christmas tree lighting tonight at 6.
- b. Oudia Baley MS and RCHS bands will be there.
- c. Christmas Parade will take place December 11, 2021.

LAMP POST PROJECT: New lamp posts are up. We hoped to have Christmas banners up but they are back ordered. Once we receive the arms for the lamps and know what size we are dealing with, we will order seasonal banners.

[Mr. Houk asked if there were any vacancies down town. Ms. Morris said, not at this time and indicated that she has a waiting list of businesses that are interested in being located down town.]

Mr. Houk also asked Ms. Morris if she had received anything back from the Texas Historical Commission regarding renderings of the patio for the RCCDC newly acquired property on Elm Street (behind 3 businesses on Main Street). Ms. Morris said she had not heard from him but would follow up.]

J. DIRECTORS REPORT: CHARLES HOUK

1. **VACANT LAND ON HIGHWAY 66 JUST EAST OF DOWNTOWN:** Mr. Houk met with the new owner who is looking for a broker to help find users for a mixed-use concept. The project will consist of office/retail in the front with 2-4 plex residential in the back.
2. **ROYSE CITY PHARMACY-** The owner of the property listed in item J1 also has a contract on the pharmacy. Mr. Houk and Fire Marshall Tanner Dietz met him regarding fire code to help them determine what potential users could occupy by the space, however, fire code is determined by the type of user. The developer has not closed on the property. There are some cost prohibitive factors associated with this property such as parking, ingress, egress, and fire suppression.
3. **ANDERSON CROSSING:** Mr. Houk will meet with the new owner next week to discuss master-planning the property.
4. **DECEMBER MEETING:** Our December meeting will take place at Denny's on December 14, 2021.
5. **JOB FAIR:** As an EDC, we felt it was important to assist in the sustainability of our businesses by helping to reduce or eliminate the staff shortages currently being experienced. RCCDC Assistant/Board Secretary Mrs. Brown along with Chamber directors Mrs. Stahl and Mrs. Burke, and Main Street Director Ms. Morris partnered together to host a job fair. The job fair will take place on December 3, 2021 at High Point Assembly of God from 1-4 p.m. An article will hit our social media page today regarding the event. We hope to pair employers with job seekers.

ADJOURNMENT

- At 8:29 A.M. Mr. Pense made a motion to adjourn.
- Mr. Holder seconded the motion.
- The motion passed 6:0

ATTEST:

Dena Elder – President or Bobby Gladu – VP

Tonya Brown – Secretary