
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – MARCH 30, 2021
APPROVED 4-27-21, 5:0

Members Present	Employees Present	Other:	Members Absent:
Dena Elder, President	Charles Houk, CDC Director	Paula Morris, Main Street Director	Michael Holder
Bobby Gladu, Vice President	Tonya Brown, Secretary (Zoom)	Wendy Johnson, Realtor	
Richard Pense, Treasurer		Russell Ratterree, Realtor	
Jesse Vaughn (Zoom-)		Terry Gordon, Thirsty Bro	
Clay Ellis		Vanessa Stahl, RC Chamber	
Gary Sanders (Zoom)			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:05 A.M., Ms. Elder called the meeting to order. Mr. Ellis gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE

MARCH 2021 sales tax revenue (\$101,268) increased by 28.2% over MARCH 2020 (\$78,968) an increase of 26.3% for the rolling 12-month period.

ACTION (at 7:06 A.M.)

- Mr. Pense made a motion to approve the FEBRUARY 2021 Regular meeting minutes and the current financial status;
- Mr. Gladu 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 CURRENT INCENTIVES

- **Synaptic Pediatric Therapy** is still on schedule to start seeing patients by May. Performance Agreement still has not been signed.
- **Smoke Sessions** soft opening is April 10th. Parking lot work should begin soon if the weather cooperates.
- **Native Station** work continues but has experienced weather delays.
- **Collin County Road 1031** does not have any new updates.
- **Thirsty Bro Brewing Co.** will be discussed later.

E. DISCUSSION AND ACTION REGARDING MAIN STREET CAR SHOW SPONSORSHIP

Ms. Morris handed the sponsorship form to the board and the current opportunities available.

ACTION (7:12 A.M.)

- Mr. Gladu made a motion to sponsor the event as a gold sponsor for \$500 with the CDC logo to be placed on the back of the Main Street Car Show t-shirt, top right-hand corner.
- Mr. Vaughn seconded the motion.
- The motion passed 6:0.

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F. DISCUSSION AND ACTION REGARDING ADVERTISING IN TEXAS ECONOMIC DEVELOPMENT GUIDE

Mr. Houk discussed various opportunities to advertise with the group (print and digital) as well as typical recipients/subscribers of the magazine. This year’s advertising opportunities are already spoken for; this advertising opportunity would be for consideration next year.

ACTION (7:20 A.M.)

- Mr. Pense made a motion to take no action this year.
- Mr. Ellis seconded the motion.
- The motion passed 6:0.

G. RECESSED INTO CLOSED EXECUTIVE SESSION

At 7:20 A.M., open session recessed into closed executive session in compliance with the Texas Government Code to Wit:

- i) Section 551.072 – Real Property
 - (1) Deliberation regarding negotiations for purchase of land along I-30 for commercial development
 - (2) Deliberation regarding negotiations for purchase of land downtown for the benefit of Main Street Businesses
- ii) Section 551.087 – Economic Development
 - (1) Deliberation regarding Thirsty Bro Brewing Co. Performance Agreement

H.(A) ADJOURN CLOSED EXECUTIVE SESSION

At 8:21 A.M., Ms. Elder adjourned the closed executive session.

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

At 8:21 A.M., Ms. Elder reconvened open session.

ACTION

Section 551.072 – Real Estate:

1. Along I-30
 - a. Mr. Gladu made a motion to allow Mr. Houk to negotiate the purchase of property along I-30.
 - b. Mr. Ellis seconded the motion
 - c. The motion passed 6:0
2. Downtown
 - a. Mr. Pense made a motion to allow Mr. Houk to negotiate the purchase of property downtown.
 - b. Mr. Ellis seconded the motion.
 - c. The motion passed 6:0

Section 551.087 – Economic Development:

3. Thirsty Bro Brewing Co. Performance Agreement
 - a. No Action was taken on this item.

J.(C) DIRECTOR’S REPORT: CHARLES HOUK

- **TACO BUENO:** Construction continues but we are not aware of an opening date yet.
- **SEFZIK PROPERTY:** Located between Circle Dr. and Fate on the south side of I-30. The development agreement in discussion will contain traditional mixed use with single family, multi-family, office, retail and commercial reserved for development along I-30. This property will be affected by plans for the I-30 outer loop if it occurs.
- **HUNT CO. REGIONAL MEDICAL:** They are about 3 years away from opening a facility on the property they own in Roysse City but want to start discussions with the city about what is available now. They want to establish a

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practice here now while they build their facility which they hope to time with the completion of FM 2642 renovation.

- **BROCK (BRETT) ROBERTSON:** Brock Robertson is the owner of MoxieBridge, an office and industrial acquisition group that plans to tour some properties in Royse City with Mr. Houk. The group wants to explore the possibilities of developing office or industrial space in Royse City.
- **SPORTS GROUPS:** We have a couple of sports groups that will present their concept to the city and the CDC later today.
- **CATALYST:** Mr. Houk reviewed the list from Catalyst which included a sit-down restaurant, a grocer, a home improvement retailer, and a family entertainment.

L. ADJOURNMENT

- At 8:29 A.M., Mr. Ellis made a motion to adjourn the meeting.
- The motion carried. 6:0

ATTEST:

Dena Elder – President

Bobby Gladu – Vice President
(in the absence of the President, the Vice President
Assumes the duties of the President)

Tonya Brown – Secretary