
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – JANUARY 25, 2022
APPROVED 2-22-22, 5:0

Members Present	Employees Present	Other:	Members Absent:
Dena Elder, President	Charles Houk, CDC Director	Tanner Dietz, Fire Marshall	Jesse Vaughn 7:40-8:09)
Bobby Gladu, Vice President	Tonya Brown, Secretary	Spencer Goolsby	
Richard Pense, Treasurer		Wendy Johnson, Realtor	
Michael Holder			
Gary Sanders			
Clay Ellis			
Jesse Vaughn II			

A. CALL TO ORDER – 7:01 A.M.

Announce the presence of a quorum.

- Ms. Elder called the meeting to order. Mr. Ellis gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE – 7:02 A.M.

No discussion took place regarding minutes. January 2022 sales tax revenue increased by 31% over January of the previous year. For the rolling 12 months, we experienced a 28% increase.

- Mr. Ellis made a motion to approve the December 14, 2021 meeting minutes.
- Mr. Vaughn seconded the motion.
- The motion passed 7:0

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:** revisions are close to being finalized
- **NUTEX:** revisions are close to being finalized
- **THIRSTY BRO:** the building has been vacated and was left in good standing
- **NATIVE STATION:** the C.O. has been issued and incentive conditions have been met. Native Station will still be required to meet their operational standards as outlined in the Performance Agreement to keep the full value of the grant.
- **COLLIN CO RD. 1031:** No update

E. PRESENTATION AND INCENTIVE REQUEST FOR A COMMERCIAL OFFICE BUILDING LOCATED AT 300 ELM ST FROM SPENSER GOOLSBY, GOLIATH GROUP CONSTRUCTION.

Long-time resident of Royse City, Spencer Goolsby will construct a small, two-story office building, with approx. 1,300SF of conditioned space in Royse City's Historic District at 300 N. Elm Street. Per city code, Mr. Goolsby will be required to install a fire hydrant. The unexpected cost could hinder the project. Mr. Goolsby requested an incentive grant, not to exceed \$20,000, to cover the costs associated with the installation of the fire hydrant.

F. RECESS INTO CLOSED EXECUTIVE SESSION - 7:10 A.M.

a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:

- SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 1. DISCUSSION REGARDING INCENTIVE REQUEST FOR A COMMERCIAL OFFICE BUILDING LOCATED AT 300 ELM ST
 2. DISCUSSION REGARDING A YOUTH SPORTS CONCEPT
 3. RETAIL RECRUITING PROSPECT UPDATE

G. ADJOURN CLOSED, EXECUTIVE SESSION - 8:02 A.M.

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H. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS – 8:03 A.M.

- 1. INCENTIVE REQUEST: COMMERCIAL OFFICE BUILDING AT 300 ELM ST**
 - a. Mr. Gladu made a motion to grant an incentive, not to exceed \$20,000 for the installation of a fire hydrant, to Mr. Goolsby for the project at 300 N. Elm Street.
 - b. Mr. Holder seconded the motion
 - c. The motion passed 6:0 (Mr. Vaughn left the meeting at 7:40 a.m.)
- 2. YOUTH SPORTS CONCEPT**
 - a. No action
- 3. RETAIL RECRUITING PROSPECT UPDATE**
 - a. No action

I. DIRECTORS REPORT:

- 1. TEDC WINTER CONFERENCE ATTENDANCE FEB 16-18**
 - a. Mr. Houk will attend and has room for two board members to who want to attend.
- 2. ICSC RED RIVER CONFERENCE MARCH 30-APRIL 1**
 - a. This event is similar to the one in Las Vegas. Catalyst has also set up meetings for Mr. Houk at this event.
- 3. ROCKWALL COUNTY DAYS RECAP**
 - a. This event is sponsored by the Rockwall Chamber of Commerce and hosted by Senator Bob Hall and Representative Justin Holland who line up various speakers. Mr. Houk heard several talks by the speakers relating back to the Texas economy and jobs. The Texas economy is heavily impacted by the \$400MM music industry; being aware of the importance the music industry plays on our economy, Texas has a Governor's Music Office; they may be the only state in the U.S. to have one.
- 4. PAD SITE BETWEEN POPEYES AND TACO BUENO**
 - a. The new owners and Catalyst met with Mr. Houk to review opportunities. A development group is interested in building as soon as they have reached a deal with the potential users.
- 5. 232 E MAIN ST (OLD FIRE STATION)**
 - a. Working with a potential new user. We have visited their existing facility. We are expecting their numbers for the project soon.
- 6. COUNTY LINE RD (WEST OF INDUSTRIAL DR)**
 - a. Interest continues on the available land but is still met with issues surrounding the need for a road to access the area. We are waiting on specs for the road from the city.
- 7. CHIPOTLE**
 - a. Work continues. The opening is conservatively anticipated for mid to late spring
- 8. SE CORNER ERBY CAMPBELL & I-30**
 - a. 7-11 used to own this property. Our group met with them at ICSC in Las Vegas. After inquiring about the project, they indicated they had gone thru a merger. Two weeks

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later, plans were submitted for this property for a national brand gas station (not a 7-11).

9. COMMERCIAL SITE ON FM 35 (WEST OF UNION SQUARE)/SW CORNER OF FM 35/FM 2453

- a. Mr. Houk met a prospective buyer for both of these properties to review our leads with them for developers who want to just slightly off the interstate. We aren't quite at the point of putting everyone together but are working towards it.

10. PATIO ON REAR OF MAIN ST BUILDINGS

- a. Mr. Houk met with Main Street Manager Paula Morris and the three business owners who will share the patio regarding the renderings provided by the state. Mr. Houk and Ms. Morris will meet with an architect to discuss the costs.

11. 213 S ELM ST

- a. We found a user on this site that will require an adjustment to the city's ordinances. They hope to open soon. More details will be revealed at a later date.

12. 125 W I-30

- a. A "small footprint" family entertainment user will occupy the space that once housed Hair Junkie at Almo Shopping Center.

J. Adjourn – 8:15 A.M.

ACTION

- [Mr. Ellis made a motion to adjourn](#)
- [Mr. Pense seconded the motion](#)
- [The motion passed 7:0 \(Mr. Vaughn returned at 8:10 a.m.\)](#)