
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – DENNY'S
201 INTERSTATE 30
ROYSE CITY, TEXAS 75189
MINUTES – DECEMBER 14, 2021
[APPROVED 1-25-22, 7:0](#)

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Dena Elder, President	Charles Houk, CDC Director	Tanner Dietz, Fire Marshall	Jesse Vaughn II
	Tonya Brown, Secretary	Carl Alsabrook, City Manager	Bobby Gladu, Vice President
Richard Pense, Treasurer		Russell Ratterre, Councilman	
Michael Holder			
Gary Sanders			
Clay Ellis			

A. CALL TO ORDER

Announce the presence of a quorum.

- At 7:06 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. December 2021 sales tax revenue increased by 39.6% over December of the previous year. For the rolling 12 months, we experienced a 26.3% increase.

[ACTION \(at 7:07 A.M.\)](#)

- [Mr. Pense made a motion to approve the November 30, 2021 meeting minutes.](#)
- [Mr. Holder seconded the motion.](#)
- [The motion passed 5:0](#)

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

- COLLIN CO RD. 1031:** No change
- DUST FREE:** No change, still waiting on attorney's comments
- NUTEX:** No change, still waiting on attorney's comments
- Native Station:** An inspection took place on Dec. 7; the final inspection will take place today.

E. DIRECTORS REPORT: CHARLES HOUK

- ICSC:** Mr. Houk, City Manager Carl Alsabrook, Assistant City Manager Shannon Raymond, and Mayor Clay Ellis attended the event. While the event was not well attended by exhibitors or visitors, Mr. Houk and Mr. Ellis felt the meetings they took part in were better quality, referring to position within the organization, of the individuals with whom they met with. They spoke to 35 exhibitors including some hotel chains. While there were a few exhibitors that expressed interest, Royse City currently lacks available pad sites.

[Mr. Pense asked if there was anything we could do to move along the development of property at S. Erby Campbell at I-30.

Mr. Houk indicated that pricing seemed to be a barrier, according to the property owners.]

Mr. Houk thanked the board for their commitment to their volunteer positions.

ADJOURNMENT

- At 7:28 A.M. Mr. Ellis made a motion to adjourn.
- Mr. Holder seconded the motion.
- The motion passed 5:0

ATTEST:

Dena Elder – President or Bobby Gladu – VP

Tonya Brown – Secretary