



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

MINUTES – REGULAR MEETING

TUESDAY, MAY 19, 2022 - 7:00 A.M.

CITY HALL - CONFERENCE ROOM – 305 N. ARCH STREET – ROYSE CITY

APPROVED JUNE 28, 2022 4:0

PRESENT	MEMBERS PRESENT	EMPLOYEES PRESENT	OTHER
yes	DENA ELDER – PRESIDENT	CHARLES HOUK – CDC DIRECTOR	ASHLEE BURKE – CHAMBER
yes	BOBBY GLADU – VICE PRESIDENT	TONYA BROWN – A.A. AND SECRETARY	CHRISTY HERNANDEZ – CHAMBER
no	RICHARD PENSE – TREASURER		
yes	MAYOR CLAY ELLIS – MEMBER		
yes	JESSE VAUGHN II – MEMBER		
yes	COUNCILMAN MICHAEL HOLDER – MEMBER		
no	GARY SANDERS – MEMBER		

A. CALL TO ORDER – 7:00 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 – 7:00 A.M.

No discussion took place regarding **APRIL 26, 2022 MEETING MINUTES**. The sales tax revenue for the month of May, resulting from March's sales, increased by **23.0%** over May of the previous year. For the rolling 12 months, we experienced a **26.1%** increase.

- **MR. GLADU MADE A MOTION TO APPROVE APRIL 26, 2022 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

- **ANVIL:** ALL AGREEMENTS HAVE BEEN WRITTEN BUT ARE AWAITING APPROVAL FROM THE CITY ATTORNEY. THE ARCHITECT FOR THIS PROJECT WILL BE OUT OF THE COUNTRY THRU JUNE 1. MR HOUK WILL REVIEW FIRE SUPPRESSION PLANS AFTER JUNE 1.
- **SPENSER GOOLSBY:** THIS PERFORMANCE AGREEMENT WILL BE ASSIGNED TO THE NEW OWNER OF THE PROPERTY.
- **DUST-FREE:** DUST-FREE AGREEMENT HAS BEEN SIGNED. MS ELDER AND MRS. BROWN WILL SIGN TODAY.
- **NUTEX:** FINAL COMMENTS ARE UNDERWAY BY THE CITY ATTORNEY.
- **COLLIN CO RD. 1031:** NO UPDATE

E. PRESENTATION BY CDC DIRECTOR FOR AN INCENTIVE PACKAGE TO THE DEVELOPER OF MARKET PLACE WEST (A DEVELOPMENT CONSISTING OF 86.491 ACRES GENERALLY LOCATED BETWEEN I-30 AND THE RAILWAY, WEST OF ERBY CAMPBELL BLVD AND EAST OF FLOYD ROAD,)

The developer of the 86-acre property plans to construct Mercantile Blvd. to the west and to the south to connect to the I-30 service rd. and provide water and sewer infrastructure to service the entire development. The mixed-use development will include multi-family, warehouse & distribution (up to 800,000k feet), light industrial, and retail. The developer has

been in negotiations with the city over the last year and has reached a viable way to be reimbursed for the construction of the road, however, the project is not viable if the developer isn't also reimbursed for water and sewer infrastructure. City council has approved zoning for this contingent on the finalization of a capital improvements agreement. Discussions between the developer and CDC Director have led to a possible avenue for reimbursement of water and sewer. The project will provide sales tax, a significant number of jobs in Royse City, and a significant increase in property tax.

F. RECESS INTO CLOSED EXECUTIVE SESSION AT 7:13 A.M.

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- a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. INCENTIVE PACKAGE FOR DEVELOPER OF MARKET PLACE WEST
 - 2. RETAIL PROSPECTS

G. ADJOURN CLOSED EXECUTIVE SESSION AT 7:49 A.M.

H. RECONVENED REGULAR SESSION AT 7:51 A.M. AND TOOK ANY ACTION(S) NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS

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- 1. INCENTIVE PACKAGE FOR DEVELOPER OF MARKET PLACE WEST
 - a. MR. GLADU MADE A MOTION TO GRANT AN INCENTIVE PACKAGE AS DISCUSSED IN EXECUTIVE SESSION
 - b. MR. VAUGHN SECONDED THE MOTION
 - c. THE MOTION PASSED 5:0
 - 2. RETAIL PROSPECTS
 - a. NO ACTION

I. CONSIDER AND ACT ON APPROVING CEI ENGINEERING'S PHASE II PROPOSAL FOR WALKER-HAWK IMPROVEMENTS

PHASE ONE OF THE GEO-TECH SURVEY, COMPRISED OF THE BOUNDARY AND TOPOGRAPHICAL DATA OF WALKER-HAWK IS COMPLETE; WE ARE STILL WAITING FOR THE REPORT. MR. HOUK ASKED THE BOARD TO CONSIDER APPROVAL OF PHASE TWO CIVIL AND ENGINEERING REPORT FOR \$74,000.

ACTION

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- 1. MR. HOLDER MADE A MOTION TO APPROVE CEI ENGINEERING'S PHASE II PROPOSAL FOR WALKER HAWK IMPROVEMENTS
 - 2. MR VAUGHN SECONDED THE MOTION
 - 3. THE MOTION PASSED 5:0

J. CONSIDER AND ACT ON REQUEST FROM ROYSE CITY CHAMBER OF COMMERCE TO CONTINUE MARKETING PARTNERSHIP

CHAMBER DIRECTOR ASHLEE BURKE REVIEWED THE MARKETING ACTIVITIES UTILIZED IN HELPING TO MARKET THE CITY OF ROYSE CITY, STEERING OPPORTUNITIES TO THE CDC, VOLUNTEER WORK IN THE CITY AND COMMUNITY ORGANIZATIONS, THEIR PARTNERSHIP WITH THE CDC IN THE IMPLEMENTATION OF A JOB FAIR, AND WORK WITH THE SCHOOL DISTRICT AND IN HELPING TO EDUCATE THE YOUTH AND COMMUNITY THRU VARIOUS PROGRAMS. THE CHAMBER WISHES TO CONTINUE THE PARTNERSHIP.

ACTION

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- 1. MR. GLADU MADE A MOTION TO CONTINUE THE MARKETING PARTNERSHIP WITH THE RC CHAMBER IN THE AMOUNT OF \$25,000. (THIS AMOUNT IS TO BE INCLUDED IN OUR FY2023 MARKETING BUDGET)
 - 2. MR. ELLIS SECONDED THE MOTION
 - 3. THE MOTION PASSED 5:0

K. DIRECTORS REPORT: CHARLES HOUK

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- 1. **DOWNTOWN DISTILLERY:** BLACKFLAG DISTILLERY SUP WAS APPROVED BY COUNCIL. THEY ARE AWAITING TABC APPROVAL

2. **AEROSPACE PROSPECT:** VISITED SEVERAL SITES. NO LAND USE IN CITY ZONING TABLES FOR ROCKET TESTING. WILL CONTINUE TO FOLLOW UP.
3. **ANDERSON CROSSING:** STILL IN THE MASTER PLANNING PHASE. THIS SITE IS IN HIGH DEMAND TO GET THE DEVELOPMENT SHOVEL READY.
4. **VEGAS ICSC:** WE ARRIVE SUNDAY AND WILL ATTEND THE CONFERENCE MONDAY AND TUESDAY. WE WILL CONTINUE TO FOSTER THE RELATIONSHIPS WE HAVE BUILT AND ATTEND ONE ON ONE MEETINGS. OUR MAIN FOCUS THIS YEAR WILL BE ON HOTELS, SIT-DOWN RESTAURANTS, AND GROCERY STORES.
5. **SE CORNER OF ERBY CAMPBELL AND I-30:** A TENANT REP REACHED OUT TO CITY ENGINEER LACEY RODGERS ABOUT ROAD ACCESS TO THIS SITE. MR. HOUK REACHED OUT TO THE TENANT REP OF THE 10K-15K SF USER WHO WOULD PROVIDE SIGNIFICANT SALES TAX REVENUE AND CREATE MULTIPLE FULL AND PART-TIME JOBS.
6. **BEARPEN CREEK:** COUNCIL HAS ACCEPTED BEARPEN'S PID CREATION PETITION
7. **JOB FAIR - TONYA:** MRS. BROWN DISCUSSED THE INCREASED PARTICIPATION AT THIS JOB FAIR AS COMPARED TO THE 1ST JOB FAIR HELD IN OCTOBER. WHILE THE EVENT WAS WELL-RECEIVED THERE WAS AN ISSUE THAT CAUSED A JOB APPLICANT TO LEAVE NEGATIVE REMARKS ON SOCIAL MEDIA AFTER SHE WAS MISINFORMED BY ONE OF THE BUSINESSES WHO LEFT EARLY, THAT THE EVENT WAS OVER AND EVERYONE WAS GONE. THIS THAT WASN'T THE CASE. UNFORTUNATELY, THE APPLICANT VENTED ON SOCIAL MEDIA. WE WILL WORK TO FIND A SOLUTION TO PREVENT SUCH AN INCIDENT FROM OCCURRING AT FUTURE EVENTS. OVERALL, WE WERE HAPPY WITH THE SUCCESS OF THE JOB FAIR AND HOPE TO CONTINUE TO GROW THE EVENT. THE RCCDC AND CHAMBER WILL CONTINUE TO PARTNER ON HOSTING TWO JOB FAIRS EACH YEAR, ONE IN THE SPRING AND ONE IN THE FALL. THE BOARD MADE SEVERAL RECOMMENDATIONS FOR MARKETING AND FOLLOW-UP OF THE EVENT.

L. ADJOURNMENT – 8:27 A.M.

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- **MR. GLADU MADE A MOTION TO ADJOURN**

ATTEST:

DENA ELDER – PRESIDENT OR (BOBBY GLADU V.P.)

TONYA BROWN – SECRETARY