



**ROYSE CITY COMMUNITY DEVELOPMENT  
CORPORATION**

**REGULAR MEETING**

**TUESDAY, JULY 26, 2022 - 7:00 A.M.**

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

| PRESENT | MEMBERS PRESENT                    | EMPLOYEES PRESENT                | OTHER                            |
|---------|------------------------------------|----------------------------------|----------------------------------|
| YES     | DENA ELDER – PRESIDENT             | CHARLES HOUK – CDC DIRECTOR      | Councilman, Russell Ratterree    |
| YES     | BOBBY GLADU – VICE PRESIDENT       | TONYA BROWN – A.A. AND SECRETARY | City Attorney, Jason Day         |
| YES     | RICHARD PENSE – TREASURER          |                                  | Christie Hernandez, RC Chamber   |
| YES     | MAYOR CLAY ELLIS – MEMBER          |                                  | Ashlee Burke, RC Chamber         |
| ABSENT  | JESSE VAUGHN II – MEMBER           |                                  | Caleb Adelstein (Westside Pizza) |
| YES     | COUNCILMAN MICHAEL HOLDER – MEMBER |                                  |                                  |
| YES     | GARY SANDERS – MEMBER              |                                  |                                  |

**AGENDA TOPICS:**

- A. CALL TO ORDER AND INVOCATION
  - MS. ELDER CALLED THE MEETING TO ORDER AT 7:00 A.M., MR. ELLIS GAVE THE INVOCATION.
- B. CONSIDER AND ACT ON THE JUNE 28, 2022 MEETING MINUTES AND REVIEW OF CURRENT FINANCIAL STATUS.
 

THE MONTH-OVER-MONTH COMPARISON FOR JULY 2022 VS. JULY 2021, SHOWED A 31.2% INCREASE. THE YEAR-OVER-YEAR COMPARISON SHOWED A 26.8% INCREASE.

  - MR. ELLIS MADE A MOTION TO ACCEPT THE MINUTES;
  - MR. GLADU SECONDED THE MOTION;
  - THE MOTION PASSED 6:0.
- C. CITIZENS' PARTICIPATION: Persons may have three (3) minutes to address the board. By law, the board: (1) may not deliberate on items not listed on the item agenda and (2) may only respond with a statement of fact, state policy regarding the issue or propose placing the item on a future agenda for deliberation.
  - NO CITIZENS PARTICIPATED
- D. DISCUSS CURRENT INCENTIVES.
  - SPENSER GOOLSLBY INCENTIVE WILL BE ASSIGNED TO THE FIRST TO DEVELOP.
  - ANVIL DOCUMENTS HAVE BEEN EXECUTED. THE ARCHITECT SHOULD HAVE PLANS READY BY THE END OF NEXT WEEK.
  - MARKET PLACE WEST – ALL THE DOCUMENTS HAVE BEEN EXECUTED. THE DEVELOPER HAS CLOSED ON THE PROPERTY. THEY ARE DEEP IN NEGOTIATIONS WITH THE MANUFACTURING/DISTRIBUTION USER AND WILL START DEVELOPING AS SOON AS THE NEGOTIATIONS ARE FINAL. THE ROAD WILL BE THE FIRST THING TO BE DEVELOPED.
  - DUST FREE – PROJECT IS MOVING FORWARD BUT SLIGHTLY BEHIND SCHEDULE. MR. HOUK AND MRS. BROWN WILL MET WITH DUST FREE TO DISCUSS THE PROGRESS OF THE EXPANSION.
  - NUTEX – CONSTRUCTION IS ONGOING. NO COMPLETION DATE YET.
  - COLLING CO 1031 – NO UPDATE
- E. DISCUSS PRELIM BUDGET FOR FISCAL YEAR 2022-23
  - MR. HOUK REVIEWED THE PRELIMINARY BUDGET DRAFT. PERSONNEL REVIEWS WILL NOT BE ADDRESSED IN THIS MEETING DUE TO AN ALREADY LENGTHY AGENDA. \$1,749,126 IS THE PROJECTED REVENUE FOR FISCAL YEAR 2022. WE USED A 5% INCREASE TO FORECAST INCOME FOR FISCAL YEAR 2023. ON THE EXPENSE SIDE, WE BUDGETED \$836,700 WHICH INCLUDED ENCUMBERED INCENTIVE DOLLARS THAT WILL NOT BE PAID THIS FISCAL YEAR AND A STRATEGIC PLANNING EXPENSE THAT WILL NOT BE PAID THIS YEAR EITHER. THE RESULT IS THAT WE CAME IN WAY UNDER BUDGET AT \$778,100. OUR PROJECTED SURPLUS IS \$1,057,083.
- F. PRESENTATION OF INCENTIVE REQUEST FOR 205 E MAIN STREET FROM DUSTY MANDERSON – WESTSIDE PIZZA.
  - CALEB ADELSTEIN PRESENTED FOR THE INCENTIVE REQUEST. WESTSIDE PIZZA WILL BE A TWO-STORY PIZZA & ARCADE FACILITY WITH OLD-SCHOOL ARCADES DOWNSTAIRS, AND VIDEO GAMES UPSTAIRS. THE BUSINESS OWNERS ARE ASKING FOR A REIMBURSEMENT GRANT NOT TO EXCEED \$125,000 TO HELP OFFSET THE COSTS OF CONSTRUCTION, TRIM, ELECTRICAL WORK, PLUMBING, AND CONCRETE FLOORS.

## G. DIRECTORS REPORT:

1. MANUFACTURING PROSPECT – COLLIN CO RD 800;
  - A MANUFACTURING DISTRIBUTION OPERATION OF LANDSCAPING PRODUCTS HAS PURCHASED PROPERTY INSIDE OURETJ AND IS WORKING WITH THE CITY ON REQUIREMENTS FOR INFRASTRUCTURE. THE PROJECT WILL BRING 15-20 JOBS
2. WAL-MART DEVELOPMENT LOT 6
  - CONSTRUCTION BEGAN AFTER A PRE-CONSTRUCTION MEETING THAT RESULTED IN THE RELEASE OF THEIR CIVIL ENGINEERING PLANS. MECHANICAL PLANS ARE STILL IN THE WORKING STAGE
3. MARKET PLACE WEST
  - THIS SITE, NORTH, AND WEST OF WALMART, WHICH WAS RECENTLY ENTITLED, IS DRAWING A LOT OF INTEREST FROM USERS WHO WILL REQUIRE 5,000 SF TO 7,000 SF OF SPACE.
4. RETAIL PROSPECTS
  - MR. HOUK BRIEFLY REVIEWED THE CATEGORICAL PROSPECTS INQUIRING OR TOURING OUR COMMUNITY WHICH INCLUDE HARDWARE STORES, AUTO PARTS STORES, SIT-DOWN RESTAURANTS, AND GROCERY STORES.

## H. RECESS INTO CLOSED EXECUTIVE SESSION AT 7:50 A.M.

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

- SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
  1. INCENTIVE REQUEST FOR 205 E MAIN ST
  2. FAMILY ENTERTAINMENT PROJECT
- SECTION 551.071 – CONSULTATION WITH ATTORNEY
  1. DISCUSS AND CONSIDER ADOPTION OF A RESOLUTION DIRECTING PUBLICATION OF NOTICE OF PROJECTS AND NOTICE OF PUBLIC HEARING

## I. ADJOURN THE CLOSED EXECUTIVE SESSION AT 8:28 A.M.

- RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS
  1. INCENTIVE REQUEST FOR 205 E MAIN ST – NO ACTION
  2. FAMILY ENTERTAINMENT PROJECT – NO ACTION
  3. DISCUSS AND CONSIDER ADOPTION OF A RESOLUTION DIRECTING PUBLICATION OF NOTICE OF PROJECTS AND NOTICE OF PUBLIC HEARING
    - MR. PENSE MADE A MOTION TO ADOPT A RESOLUTION DIRECTING PUBLICATION OF NOTICE OF PROJECTS AND NOTICE OF PUBLIC HEARING
    - MR. SANDERS SECONDED THE MOTION
    - THE MOTION PASSED 6:0

## J. ADJOURN; AT 8:29

- MR. HOLDER MADE A MOTION TO ADJOURN THE MEETING.

**PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY on the 30<sup>TH</sup> day of August, 2022.**

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DENA ELDER, PRESIDENT OR (BOBBY GLADU, VP)

ATTEST:

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TONYA BROWN, SECRETARY