

STAFF IN ATTENDANCE:
CDC DIRECTOR CHARLES HOUK
CDC SECRETARY TONYA BROWN

BOARD IN ATTENDANCE:
PRESIDENT-DENA ELDER
VICE PRESIDENT BOBBY GLADU
TREASURER-RICHARD PENSE
MEMBER MAYOR CLAY ELLIS
MEMBER COUNCILMAN-MICHAEL HOLDER
MEMBER GARY SANDERS
MEMBER BLAIR JOHNSON

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION – AT 7:04 A.M. MR. GLADU ANNOUNCED A QUORUM AND CALLED THE MEETING TO ORDER. MR. ELLIS GAVE THE INVOCATION.**
- B. CITIZENS' PARTICIPATION – NO CITIZENS PRESENT**
 - 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.
- C. RECESS CDC SPECIAL CALLED MEETING – AT 7:05 A.M., MR. GLADU RECESSED THE REGULAR MEETING TO HOLD A PUBLIC HEARING.**
- D. PUBLIC HEARING: MR. GLADU STATED THE PURPOSE OF THE PUBLIC HEARING BY READING ALOUD THE FOLLOWING STATEMENT:**
 - i. Conduct a public hearing pursuant to Section 505.159, Texas Local Government Code, to consider spending money to undertake the general type of project described as follows:
 - (i) land, buildings, equipment, facilities, and improvements found by the board of directors of the Corporation to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described above, and(ii) which promote or develop new and expanded business enterprises.
 - THE CDC IS EXPLORING A COUPLE OF OPTIONS TO ENCOURAGE TOURISM IN ROYSE CITY. WE ARE IN THE DESIGN PHASE FOR ONE OF THOSE OPTIONS AND HAVE ENTERED INTO A MEMORANDUM OF UNDERSTANDING FOR A PROJECT WHICH WOULD INCLUDE A FOUR-FIELD, LIGHTED, ARTIFICIAL TURF BASEBALL/SOFTBALL COMPLEX AS WELL AS A 15,000' INDOOR TRAINING FACILITY AS A PART OF PHASE ONE OF DEVELOPMENT. OUR ORIGINAL PLAN WAS TO RENOVATE WALKER HAWK BUT WE ARE ALSO CONSIDERING USING ADDITIONAL PROPERTY TO BUILD FIELDS THAT WOULD SUPPLEMENT WALKER HAWK. THE PROJECT SHOULD GENERATE ENOUGH SECONDARY, ECONOMIC BENEFIT TO JUSTIFY THE COSTS. ADDITIONALLY, THE OPERATOR WILL PAY A LEASE PAYMENT BACK TO THE CDC, BASED ON REVENUE, TO HELP OFFSET THE COSTS OF THE PROJECT.

MR. GLADU ASKED IF THERE WERE ANY MEMBERS OF THE PUBLIC WHO WISHED TO SPEAK FOR OR AGAINST THE PROJECT.

 - NO MEMBERS OF THE PUBLIC CAME FORWARD TO SPEAK FOR OR AGAINST THE PROJECT.

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 - NO MEMBERS OF THE PUBLIC CAME FORWARD TO SPEAK FOR OR AGAINST THE PROJECT.
- E. CLOSE PUBLIC HEARING – AT 7:13 A.M., MR. GLADU CLOSED THE PUBLIC HEARING.**
- F. RECONVENE CDC SPECIAL CALLED MEETING – AT 7:13 A.M., REGULAR SESSION RECONVENED.**
 - MR. HOUK AND THE BOARD BRIEFLY DISCUSSED THE NEED FOR QUALITY OF LIFE AMENITIES AND THE CITY'S CONCERTED EFFORTS TO ADDRESS THOSE NEEDS.
- G. ADJOURN – AT 7:17 A.M. MR. GLADU ADJOURNED THE MEETING.**

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 25TH DAY OF OCTOBER, 2022.

DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

ATTEST: TONYA BROWN – SECRETARY