



MINUTES- APPROVED 11-22-22, 5:0

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, OCTOBER 25, 2022
CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET**

STAFF IN ATTENDANCE:

CDC DIRECTOR CHARLES HOUK -YES
CDC SECRETARY TONYA BROWN - YES

BOARD IN ATTENDANCE:

PRESIDENT DENA ELDER - YES
VICE PRESIDENT BOBBY GLADU - YES
TREASURER RICHARD PENSE - YES
MEMBER MAYOR CLAY ELLIS - YES
MEMBER BLAIR JOHNSON - NO
MEMBER COUNCILMAN MICHAEL HOLDER - YES
MEMBER GARY SANDERS - NO

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION- AT 7:00 A.M.**
- **MS. ELDER CALLED THE MEETING TO ORDER; MR. ELLIS GAVE THE INVOCATION.**
- B. CONSIDER AND ACT ON SEPTEMBER 27, 2022 REGULAR MEETING MINUTES, OCTOBER 11 SPECIAL CALLED MEETING MINUTES AND REVIEW CURRENT, FINANCIAL STATUS. FINANCIALS INDICATE SALES TAX REVENUE GROWTH OF 13.3% OVER SEPTEMBER OF LAST YEAR CREATING A YEAR-OVER-YEAR INCREASE OF 23.5%.**
- **AT 7:01 A.M., MR. PENSE MADE A MOTION TO APPROVE SEPTEMBER REGULAR AND OCTOBER SPECIAL CALLED MINUTES;**
 - **MR. HOLDER SECONDED THE MOTION;**
 - **THE MOTION PASSED 5:0.**
- C. CITIZENS' PARTICIPATION: NO CITIZENS PRESENT**
- i. 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.
- D. DISCUSS CURRENT INCENTIVES:**
- **SPENSER GOOLSBY FIRE HYDRANT – THE ASSIGNABLE INCENTIVE OF \$20,000 WILL BE AVAILABLE TO THE FIRST COMMERCIAL BUSINESS AT THIS LOCATION ON ELM ST. TO BE USED AS A REIMBURSEMENT FOR THE COST OF INSTALLING THE HYDRANT REQUIRED BY THE CITY.**
 - **MARKET PLACE WEST – NO UPDATE**
 - **DUST FREE – FACTORY EXPANSION CONTINUES ON SCHEDULE**
 - **NUTEX – CONSTRUCTION MOVING ALONG**
 - **COLLIN CO. RD. 1031 – NO UPDATE**
 - **IM PREMIUM IMPORTS – THEY HAVE SUBMITTED THEIR C.O. TO THE CITY. WE ARE IN THE PROCESS OF HAVING THE PERFORMANCE REVIEWED BY THE CITY ATTORNEY. PER MR. GLADU PERMITS ARE UNDERWAY AND C.O. IS EXPECTED IS EXPECTED BY FRIDAY.**
 - **ANVIL – WE EXPECTED THE BUSINESS OWNER TO BE PRESENT TO UPDATE THE BOARD ON THE PROJECT. MR. HOUK REVIEWED THE TIMELINE. DUE TO SOME CONCERNS, MR. GLADU, MR. ELLIS, MR. HOLDER AND CITY MANAGER ALSABROOK VISITED THE FACILITY TO GET A BETTER UNDERSTANDING OF THE PROGRESS BEING MADE. TO MAXIMIZE PROFITS, THE BUSINESS HAD PLANNED TO BE OPEN BY DECEMBER. MR. HOUK ANSWERED SEVERAL QUESTIONS FROM THE BOARD REGARDING THE PROJECT.**
- E. PRESENTATION FROM KELLY PAYETTE (ON BEHALF OF DR UMAR BURNEY) REQUESTING INCENTIVE FOR NORTHEAST DALLAS SURGERY CENTER TO BE LOCATED AT 6931 W. INTERSTATE 30.**
- **DR. UMAR BURNEY HAS PROPERTY UNDER CONTRACT AT 6931 W. INTERSTATE 30. THE CITY WILL REQUIRE HIM TO LOOP THE WATER AND SEWER NEEDED FOR HIS FACILITY. KELLEY PAYETTE DISCUSSED THEIR BUSINESS PLANS AND REQUESTED \$300,000 TO OFFSET THE COSTS OF WATER AND SEWER FOR THE 3,400SF SURGERY CENTER WHICH WILL SPECIALIZE IN ORTHOPEDIC SURGERIES AND PAIN MANAGEMENT. THE GRANT STRUCTURE WOULD BE STAGGERED IN \$100,000 INCREMENTS BEGINNING WITH RECEIPT OF THE CERTIFICATE OF OCCUPANCY, THE NEXT \$100,00 WOULD BE TRIGGERED BY THE FIRST ANNIVERSARY OF THEIR OPENING DATE, AND THE FINAL \$100,000 WOULD BE TRIGGERED BY THE SECOND ANNIVERSARY OF THEIR OPENING DATE. RECEIPT OF ANY GRANT MONEY IS CONTINGENT UPON MEETING THE OPERATIONS STANDARDS AS SET FORTH IN A PERFORMANCE AGREEMENT ENTERED INTO BY BOTH PARTIES.**
- F. DIRECTORS REPORT:**

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- i. **ANDERSON CROSSING – THE DEVELOPER IS STILL FINALIZING THE MASTER PLAN WHICH WILL INCLUDE OUR 15 ACRES**
 - ii. **ROSE CITY PARTNERS – THE MULTI-TENANT CENTER NEAR TACO BUENO HAS ALL BUT ONE USER; THE FINAL 2,500SF SPACE IS SLATED FOR A RESTAURANT USER.**
 - iii. **MIXED-USE DEVELOPMENT ON I-30 – THIS PROPERTY IS LOCATED JUST WEST OF CYPRESS CREEK APARTMENTS. IT WILL INCLUDE MULTI-FAMILY, TOWNHOME, AND COMMERCIAL ALONG THE FRONTAGE. THIS PROJECT IS IN THE EARLY STAGES AND WORKING ITS WAY THRU THE CITY PROCESS.**
 - iv. **DOWNTOWN PATIO PROJECT – WE ARE STILL IN THE DESIGN STAGE. MR. HOUK SHOWED THE ARCHITECT DRAWINGS PROVIDED BY CARROLL ARCHITECTS. THE BOARD PROVIDED FEEDBACK. MR. HOUK’S VISION WAS FOR NO ONE BUSINESS TO BE HIGHLIGHTED BUT TO MAINTAIN A DIFFERENTIATION BETWEEN ALL THREE BUSINESSES/BUILDINGS. MR. GLADU SUGGESTED MASONRY COLUMNS AT THE CORNER FOR PEDESTRIAN SAFETY. MR. HOUK INDICATED THAT THE INCLUSION OF A CURB AT THE CORNER PRECLUDED THE NEED FOR THE COLUMNS. THE BOARD SUGGESTED MOVING THE ARCHED PATIO COVER TO THE CENTER.**
 - v. **NOVEMBER AND DECEMBER CDC BOARD MEETINGS – NOVEMBER BOARD MEETING WILL REMAIN ON THE 22ND, DECEMBER WILL BE MOVED TO DECEMBER 20TH.**
 - vi. **TRAINING OPPORTUNITIES FOR CDC MEMBERS – TML ECONOMIC DEVELOPMENT CONFERENCE NOV 17-18 (BASTROP) & SALES TAX WORKSHOP NOV 18 (AUSTIN) – THE BOARD WAS ASKED TO GET BACK WITH US WITH ANY INTEREST. MR. HOUK WILL ATTEND TML EDC CONFERENCE AND MRS. BROWN WILL ATTEND SALES TAX TRAINING**
 - vii. **RCCDC BOND PROJECT – PROJECT IS PROGRESSING; MEETING WITH CONSULTANT TOMORROW AFTERNOON.**
- G. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:43 A.M.**
- i. **SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION**
 - a. **ANVIL RESTAURANT & BREWERY**
 - b. **INCENTIVE REQUEST FROM NORTHEAST DALLAS SURGERY CENTER**
 - c. **RETAIL PROSPECTS**
- H. ADJOURN THE CLOSED EXECUTIVE SESSION: AT 8:29 A.M.**
- I. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS: AT 8:30 A.M.**
- a. **ANVIL RESTAURANT & BREWERY – NO ACTION**
 - b. **INCENTIVE REQUEST FROM NORTHEAST DALLAS SURGERY CENTER**
 - 1. **MR. PENSE MADE A MOTION TO GRANT \$350,000 AS REQUESTED IN THE BUSINESS PLAN.**
 - 2. **MR. ELLIS SECONDED THE MOTION**
 - 3. **MS. ELDER ABSTAINED FROM VOTING**
 - 4. **THE MOTION PASSED 4:0**
 - c. **RETAIL PROSPECTS – NO ACTION**
- J. ADJOURN – AT 8:30 A.M. MR. HOLDER MADE A MOTION TO ADJOURN, MR. GLADU SECONDED THE MOTION.**
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PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 22ND DAY OF NOVEMBER, 2022.

DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

ATTEST: TONYA BROWN SECRETARY