



**MEETING MINUTES – APPROVED 12-20-22, 5:0**  
**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**TUESDAY, NOVEMBER 22, 2022 - 7:00 A.M.**  
**CITY HALL - CONFERENCE ROOM - 305 N. ARCH STREET – ROYSE CITY**

<u>STAFF IN ATTENDANCE:</u>	<u>BOARD IN ATTENDANCE:</u>
CDC DIRECTOR CHARLES HOUK – YES CDC SECRETARY TONYA BROWN – YES	PRESIDENT DENA ELDER – NO VICE PRESIDENT BOBBY GLADU – YES TREASURER RICHARD PENSE – YES MEMBER MAYOR CLAY ELLIS – YES MEMBER BLAIR JOHNSON – YES MEMBER COUNCILMAN MICHAEL HOLDER – YES MEMBER GARY SANDERS – NO

**AGENDA TOPICS:**

- A. CALL TO ORDER AND INVOCATION: AT 7:00 A.M.**
- B. DISCUSS AND CONSIDER APPROVAL OF OCTOBER 25, 2022 THE MEETING MINUTES AND CURRENT FINANCIAL STATUS**
- **NO DISCUSSION TOOK PLACE REGARDING MINUTES. SALES TAX COMPARISON SHOWED A 3.7% INCREASE MoM AND A 20.9% INCREASE YoY.**
    - AT 7:01 A.M., MR. PENSE MADE A MOTION TO APPROVE THE 10-25-22 MEETING MINUTES.
    - MR. ELLIS SECONDED THE MOTION.
    - THE MOTION PASSED 5:0.
- C. CITIZENS PARTICIPATION: N/A**
- 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:**
- **NE DALLAS SURGERY CENTER:** WAS APPROVED BY COUNCIL ON NOVEMBER 8, 2022. PERFORMANCE AGREEMENT IS IN PROCESS.
  - **IM PREMIUM IMPORTS:** RECEIVED C.O. FROM THE CITY. THE PERFORMANCE AGREEMENT IS IN THE FINAL STAGES.
  - **SPENCER GOOLSBY** NO UPDATE
  - **ANVIL:** PERMITS HAVE BEEN ISSUED. WORK IS UNDERWAY. ON TARGET FOR END-OF-YEAR OPENING.
  - **MARKET PLACE WEST:** NO UPDATES
  - **DUST FREE:** CONSTRUCTION CONTINUES
  - **NUTEX:** CONSTRUCTION CONTINUES
  - **COLLIN CO RD 1031:** NO UPDATES
- E. TAKE ACTION REGARDING RECOMMENDING THE RE-APPOINTMENT OF CDC BOARD MEMBERS CLAY ELLIS, MICHAEL HOLDER, RICHARD PENSE, AND BLAIR JOHNSON WHOSE TERMS EXPIRE ON 12-31-2022.**
- AT 7:08 A.M., MR. PENSE MADE A MOTION TO **REAPPOINT MR. ELLIS.**
  - MR. HOLDER SECONDED THE MOTION.
  - THE MOTION PASSED 4:0.
  - AT 7:08 A.M., MR. GLADU MADE A MOTION TO **REAPPOINT MR. HOLDER.**
  - MR. ELLIS SECONDED THE MOTION.
  - THE MOTION PASSED 4:0.
  - AT 7:08 A.M., MR. HOLDER MADE A MOTION TO **REAPPOINT MR. PENSE.**
  - MR. JOHNSON SECONDED THE MOTION.
  - THE MOTION PASSED 4:0.
  - AT 7:08 A.M., MR. GLADU MADE A MOTION TO **REAPPOINT MR. JOHNSON.**
  - MR. ELLIS SECONDED THE MOTION.
  - THE MOTION PASSED 4:0.
- F. DISCUSS AND CONSIDER THE ADOPTION OF A RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE COSTS OF 2023 CAPITAL PROJECTS.**
- **DIRECTOR HOUK AND MR. BRESEE WITH CEI ENGINEERING DISCUSSED IN DETAIL THE COSTS AND POSSIBLE ALTERNATES FOR THE THE PROJECT**
  - **CITING SUBSECTION 551.087 OF THE TEXAS GOVERNMENT CODE, MR. ELLIS RECOMMENDED THIS ITEM BE DISCUSSED FURTHER IN THE EXECUTIVE SESSION.**

**G. DIRECTORS REPORT:**

1. CLARENCE JORIF PROJECT- NO DISCUSSION
2. DOWNTOWN STEAKHOUSE – A GROUP IS EVALUATING THE COSTS AND NEXT STEPS OF OPENING A STEAKHOUSE DOWNTOWN.
3. BASKETBALL/VOLLEYBALL VENUE ON HWY 66 – THE DEVELOPER OF THIS CITY-APPROVED PROJECT HAS BACKED OUT AND IS LOOKING TO SELL- IDEALLY IT WOULD BE TO SOMEONE INTERESTED IN FINISHING THE PROJECT.
4. 232 E MAIN ST (OLD FIRE STATION)- DISCUSSED DURING THE INCENTIVE UPDATE
5. M & D REAL ESTATE MEETING ON 11/16/22 – MR. HOUK SPOKE AT A COMMERCIAL REAL ESTATE TRAINING TO HELP SHARE OUR COMMUNITY’S STORY IN HOPES THAT THEY WILL SHARE THE SAME STORY WHEN PRESENTING ROYSE CITY IN THE MARKET.
6. SE CORNER ERBY CAMPBELL & I-30 – NO UPDATES
7. PATIO ON REAR OF MAIN ST BUILDINGS – NO UPDATED RENDERINGS
8. ANDERSON CROSSING – STILL ACTIVELY WORKING TO GET OUR 15 AC AS PART OF THE PROJECT
9. ICSC RED RIVER CONFERENCE JANUARY 18-20, 2023 – MR. HOUK ASKED FOR PARTICIPATION AT THIS EVENT IN DALLAS WHERE WE WILL BE REPRESENTED BY THE RETAIL COACH.
10. INITIAL DEMOGRAPHIC REPORTS FROM THE RETAIL COACH – MR. HOUK REVIEWED THE DEMOGRAPHICS WITH THE BOARD BUT HAS REQUESTED A REVIEW OF GROWTH PROJECTIONS BEFORE RELEASING THE REPORT TO THE MARKET. AARON FARMER WITH THE RETAIL COACH WILL HIRE RETAIL STRATEGIES TO FIRM UP THE PROJECTED GROWTH NUMBERS.

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

- a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
  - SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
    1. DELIBERATE AN INCENTIVE REQUEST FROM LISCOTTI DEVELOPMENT CORPORATION TO CONSTRUCT ON BEHALF OF RESTAURANT PROSPECT (COMPANY C).
    2. RETAIL RECRUITING PROSPECT UPDATE.

**I. ADJOURN CLOSED EXECUTIVE SESSION AT 8:29 A.M.**

**J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS AT 8:30 A.M.**

1. INCENTIVE REQUEST FROM LISCOTTI DEVELOPMENT CORPORATION
  - i. MR. PENSE MADE A MOTION TO GRANT AN INCENTIVE AS DISCUSSED IN EXECUTIVE SESSION.
  - ii. MR. HOLDER SECONDED THE MOTION.
  - iii. THE MOTION PASSED 5:0.
2. RETAIL RECRUITING PROSPECT UPDATE – NO ACTION
3. ITEM F:
  - i. MR. HOLDER MADE A MOTION TO APPROVE THE ADOPTION OF A RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE COSTS OF 2023 CAPITAL PROJECTS.
  - ii. MR. PENSE SECONDED THE MOTION,
  - iii. THE MOTION PASSED 5:0

**K. ADJOURN – MR. GLADU ADJOURNED THE MEETING AT 8:31 A.M.**

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 20TH DAY OF DECEMBER, 2022.

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DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

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ATTEST: TONYA BROWN SECRETARY