

STAFF IN ATTENDANCE:

CDC DIRECTOR CHARLES HOUK
CDC SECRETARY TONYA BROWN

GUESTS

SEAN POWELL – IM PREMIUM IMPORTS
ASHLEE BURKE - CHAMBER
WENDY JOHNSON - REALTOR
AARON FARMER – RETAIL CONNECTION

BOARD IN ATTENDANCE:

PRESIDENT DENA ELDER
VICE PRESIDENT BOBBY GLADU
TREASURER RICHARD PENSE
MEMBER MAYOR CLAY ELLIS
OPEN SEAT
MEMBER COUNCILMAN MICHAEL HOLDER
~~MEMBER GARY SANDERS~~

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION AT 7:04 A.M.**
 - MS. ELDER CALLED THE MEETING TO ORDER. MR. ELLIS GAVE THE INVOCATION.
- B. CONSIDER AND ACT ON JULY 26, 2022 CDC REGULAR MEETING MINUTES AND AUGUST 9, 2022 CDC SPECIAL CALLED MEETING REVIEW CURRENT FINANCIAL STATUS.** FINANCIALS INDICATE SALES TAX REVENUE GROWTH OF 20.2% OVER LAST AUGUST LEADING TO A 27.7% INCREASE FOR THE ROLLING 12-MONTH PERIOD.
 - MR. GLADU MADE A MOTION TO ACCEPT THE MINUTES AS PRESENTED;
 - MR. PENSE SECONDED THE MOTION;
 - THE MOTION PASSED 5:0.
- C. CITIZENS' PARTICIPATION:**
 - 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.**
 - 205 E. MAIN – THIS INCENTIVE HAS NOT GONE BEFORE COUNCIL BECAUSE IT WILL BE BROUGHT BACK TO CDC
 - 305 N. ELM. – NO UPDATE ON THE PROJECT FOR THE FIRE HYDRANT INCENTIVE
 - ANVIL – CITY SHOULD BE RECEIVING THE PLANS SOON. THE ARCHITECT, ELECTRICAL, FIRE SUPPRESSION, AND PLUMBING DESIGNS ARE ALL COMPLETE, THEY ARE WAITING ON THE MECHANICAL DRAWINGS. BYRON AND KRISTIN MET WITH THE NEW BUILDING OFFICIAL, JOHN TO COMPLETE ITEMS THAT DO NOT REQUIRE A PERMIT.
 - MARKET PLACE WEST – THE DEVELOPER IS WORKING TO GET PARCELS UNDER CONTRACT WITH USERS. HE THINKS HE IS CLOSE TO A BIG BOX RETAIL CONTRACT AND THREE JR. BOX USERS. STILL WORKING ON AN INDUSTRIAL USER.
 - DUST FREE – FACTORY EXPANSION CONTINUES. STILL ON TRACK TO BE COMPLETED EARLY NEXT YEAR.
 - NUTEX – CONSTRUCTION CONTINUES.
 - COLLIN CO RD. 1031 – NO CHANGES
- E. CONSIDER AND ACT ON RCCDC SPONSORSHIP OF THE MIKE GILBERT ROTARY CLASSIC GOLF TOURNAMENT.**
 - MR. PENSE MADE A MOTION TO SPONSOR THE GOLF TOURNAMENT AT THE \$1000 LEVEL;
 - MR. HOLDER SECONDED THE MOTION;
 - THE MOTION PASSED 5:0.
- F. CONSIDER AND ACT ON RECOMMENDING A BOARD MEMBER TO FILL THE OPEN, UNEXPIRED TERM ENDING DECEMBER 31 2022.**
 - MS. ELDER REQUESTED THE MATTER BE DISCUSSED IN THE EXECUTIVE SESSION.
- G. CONSIDER AND ACT ON APPROVING RCCDC BUDGET FOR FY2023.** MR. HOUK REVIEWED THE BUDGET PACKET AND BALANCE SHEET: ON THE INCOME SIDE, WE EXCEEDED OUR FY22 REVENUE ESTIMATES AND PROJECT TO END THE FISCAL YEAR AT \$1,770,548. CONTINUING WITH A CONSERVATIVE METHODOLOGY, WE ESTIMATE AN FY23 REVENUE OF \$1,856,991 WHICH WILL ENCOMPASS THE FOLLOWING REVENUE SOURCES: SALES TAX, LOAN, LEASE, AND INTEREST. ON THE EXPENSE SIDE, WE CAME IN WELL UNDER OUR FY22 BUDGET BY \$163,712. THE MAJORITY IS DUE TO ENCUMBERED INCENTIVES THAT HAVE NOT COME DUE THIS FISCAL YEAR. WE ESTIMATE \$631,100 IN EXPENSES FOR FY23 CREATING A SURPLUS OF \$1,225,891.
 - MR. GLADU MADE A MOTION TO APPROVE THE RCCDC BUDGET FOR FY2023 AS PROPOSED;
 - MR. PENSE SECONDED THE MOTION;
 - THE MOTION PASSED 5:0.
- H. PRESENTATION AND INCENTIVE REQUEST FROM IM PREMIUM IMPORTS FOR A DISTRIBUTION FACILITY LOCATED AT 2501 CIRCLE DRIVE.**
 - MR. POWELL WANTS TO LOCATE HIS IMPORT BUSINESS HERE IN ROYSE CITY. IM PREMIUM IMPORTS BEER, WINE, AND

SPIRITS. THEY ALSO DESIGN AND TAKE BEVERAGE BRANDS TO MARKET. HE WOULD LIKE TO MAKE ROYSE CITY THE HOME OF HIS INTERNATIONALLY ACCLAIMED LAGER, WINDHOEK LAGER. THE PROJECT WILL CREATE BETWEEN 6-8 NEW JOBS WITHIN THE FIRST TWO YEARS, AND RELOCATE TWO OF THE PARTNERS ALONG WITH THEIR FAMILIES. THEY HAVE ENTERED INTO A FIVE-YEAR LEASE IN ROYSE CITY. MR. POWELL REQUESTED ASSISTANCE WITH REMODELING COSTS ESTIMATED AT \$105,400.

I. PRESENTATION OF PROPOSAL FROM THE RETAIL COACH FOR RETAIL RECRUITING CONSULTING SERVICES.

- MR. FARMER WITH RETAIL CONNECTIONS MADE A PRESENTATION DETAILING HOW THE ORGANIZATION CAN ASSIST WITH RETAIL RECRUITMENT EFFORTS INCLUDING PROVIDING DATA, SETTING UP MEETINGS, CREATING, AND BUILDING RELATIONSHIPS.

J. DIRECTORS REPORT:

1. CDC BOND – AWAITING PUBLIC HEARING, WORKING ON BOND CAPACITY, GATHERING COSTS FOR PHASE ONE (WALKER HAWK), AND CONTINUING DISCUSSIONS WITH PRIVATE PARTNERS
2. RC PHARMACY BUILDING – DISCUSSED DURING INCENTIVE UPDATE
3. ROSE CITY PARTNERS – CONSTRUCTION IS UNDERWAY, AND SHOULD GO VERTICAL SOON – WE CAN NOT ANNOUNCE TENANTS AT THIS TIME
4. MEDICAL FACILITY ON I-30 – A MULTI-FACETED MEDICAL FACILITY INCLUDING IMAGING, LAB, WOMEN’S HEALTH, ETC MAY POTENTIALLY BE DEVELOPED SOUTH OF I-30, EAST OF THE HIGH SCHOOL. INFRASTRUCTURE CHALLENGES ARE PRESENT.
 - i. [MR. GLADU ASKED WHAT THE POTENTIAL WAS FOR ADDING AN EXIT ON I-30 FOR THE BUSINESSES IN THIS LOCATION; MR. HOUK INDICATED THAT HE DIDN’T HAVE MUCH INFORMATION REGARDING IMPROVEMENTS TO I-30 ON THE HUNT COUNTY SIDE.]
5. ROYSE CITY TOWN CENTER – DEVELOPER STEVE SCHATTNER SAYS HE IS CONFIDENT DEVELOPMENT WILL SOON BEGIN. A FEW L.O.I.S ARE IN PLACE AND HE HAS SUBMITTED PLANS TO THE CITY.
6. ANDERSON CROSSING – WE ARE HOPEFUL TO HAVE 3, LARGE, BOX USERS DEVELOP AT THIS SITE. WE HOPE TO MAKE ANNOUNCEMENTS BY THE END OF THE YEAR.

K. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 8:16 A.M.

- SECTION 551.074 – PERSONNEL MATTERS
 1. AGENDA ITEM F. - CONSIDER AND ACT ON RECOMMENDING A BOARD MEMBER TO FILL THE OPEN, UNEXPIRED TERM ENDING DECEMBER 31 2022
- SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 2. IM PREMIUM IMPORTS INCENTIVE
 3. RETAIL PROSPECTS

L. ADJOURN THE CLOSED EXECUTIVE SESSION at 8:39 A.M.

M. RECONVENE THE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS. AT 8:39 A.M.

1. IM PREMIUM IMPORTS INCENTIVE
 - MR. ELLIS MADE A MOTION TO GRANT \$25,000 TO BE USED TOWARD REMODELING COSTS;
 - MR. HOLDER SECONDED THE MOTION;
 - THE MOTION PASSED 5:0
2. RETAIL PROSPECTS
 - NO ACTION
3. BOARD MEMBER TO FILL THE OPEN, UNEXPIRED TERM ENDING DECEMBER 31 2022
 - MR. ELLIS MADE A MOTION TO APPOINT BLAIR JOHNSON TO FILL THE UNEXPIRED TERM;
 - MR. GLADU SECONDED THE MOTION;
 - THE MOTION PASSED 5:0.

N. ADJOURN AT 8:40 A.M.

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 27TH DAY OF SEPTEMBER, 2022.

DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

ATTEST:

TONYA BROWN – SECRETARY