



**ROYSE CITY COMMUNITY DEVELOPMENT
CORPORATION**

SPECIAL CALLED MEETING

TUESDAY, AUGUST 9, 2022 - 7:00 A.M.

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

PRESENT	MEMBERS PRESENT	EMPLOYEES PRESENT	OTHER
ABSENT	DENA ELDER – PRESIDENT	CHARLES HOUK – CDC DIRECTOR	
YES	BOBBY GLADU – VICE PRESIDENT	TONYA BROWN – A.A. AND SECRETARY	
YES	RICHARD PENSE – TREASURER		
YES	MAYOR CLAY ELLIS – MEMBER		
ABSENT	JESSE VAUGHN II – MEMBER		
YES	COUNCILMAN MICHAEL HOLDER – MEMBER		
YES	GARY SANDERS – MEMBER		

The Royse City Community Development Corporation (RCCDC) Board of Directors reserves the right to realign the order of the agenda and/or to adjourn into executive session at any time to discuss any of the matters listed on the agenda, at any time prior to adjournment as authorized by Texas Government Codes:

§ 551.071 Consultation with Attorney

§ 551.072 Deliberations about Real Property

§ 551.074 Personnel Matters

§ 551.087 Deliberation Regarding Economic Development Negotiation

AGENDA TOPICS:

A. CALL TO ORDER AND INVOCATION

❖ AT 7:04 A.M., MR. GLADU CALLED THE MEETING TO ORDER; MR. ELLIS GAVE THE INVOCATION.

B. CONSIDER AND ACT ON JULY 26, 2022 MEETING MINUTES AND REVIEW OF CURRENT FINANCIAL STATUS.

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 PARTICIPATION

D. CONSIDER AND ACT ON DESIGNATING AN OFFICIAL NEWSPAPER FOR ROYSE CITY CDC LEGAL NOTICE PUBLICATIONS.

- MR. PENSE MADE A MOTION TO DESIGNATE THE SAME PAPER THAT THE CITY USES FOR ALL RCCDC LEGAL NOTICES.
- MR. ELLIS SECONDED THE MOTION
- THE MOTION PASSED 5:0

E. PRESENTATION FROM CDC DIRECTOR ON INCENTIVE REQUEST BY LANDLORD AND TENANT TO REIMBURSE RENOVATIONS OF 205 E MAIN STREET TO INCLUDE INSTALLATION OF AN ELEVATOR, FIRE SPRINKLER SYSTEM, AND OTHER BUILDING IMPROVEMENTS.

❖ MR. HOUK DISCUSSED THE REQUEST FROM WESTSIDE PIZZA, WHICH WAS PREVIOUSLY TABLED AT THE JULY MEETING, AND THE REQUEST FROM BUILDING OWNER, JAMES THOMPSON FOR BUILDING IMPROVEMENTS (TO THE BUILDING THAT WILL HOUSE WESTSIDE PIZZA) TO INSTALL AN ELEVATOR. THE INCENTIVE REQUEST FROM THE BUILDING OWNER IS FOR AN AMOUNT NOT TO EXCEED \$250,000.00 FOR AN ELEVATOR AND THE NECESSARY UNDERGROUND FIRE LINE. THE INCENTIVE REQUEST FROM THE TENANT IS FOR AN AMOUNT NOT TO EXCEED \$125,000 TO OFFSET THE COSTS OF RENOVATIONS FOR CONSTRUCTION, TRIM, ELECTRICAL, PLUMBING, CONCRETE FLOORING.

F. RECESS INTO CLOSED EXECUTIVE SESSION AT 7:29 A.M.

- SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 1. INCENTIVE REQUEST BY LANDLORD AND TENANT FOR 205 E MAIN ST
- SECTION 551.074 – PERSONNEL MATTERS

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2. ANNUAL PERFORMANCE REVIEW AND SALARY/BENEFIT ADJUSTMENT FOR CDC EXECUTIVE DIRECTOR
 3. ANNUAL PERFORMANCE REVIEW AND SALARY/BENEFIT ADJUSTMENT FOR CDC ASSISTANT
- H. ADJOURN THE CLOSED EXECUTIVE SESSION AT 8:35 A.M.
- I. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS AT 8:36 A.M.
1. INCENTIVE REQUEST BY LANDLORD AND TENANT FOR 205 E MAIN ST
 - MR. PENSE MADE A MOTION TO GRANT \$175,000 TO THE BUILDING OWNER AND \$75,000 TO THE TENANT
 - MR. HOLDER SECONDED THE MOTION
 - THE MOTION PASSED 5:0
 2. ANNUAL PERFORMANCE REVIEW AND SALARY/BENEFIT ADJUSTMENT FOR CDC EXECUTIVE DIRECTOR
 - MR. PENSE MADE A MOTION TO GIVE RCCDC EXECUTIVE DIRECTOR A 3% RAISE
 - MR. ELLIS SECONDED THE MOTION
 - THE MOTION PASSED 5:0
 3. ANNUAL PERFORMANCE REVIEW AND SALARY/BENEFIT ADJUSTMENT FOR CDC ASSISTANT
 - MR. ELLIS MADE A MOTION TO GIVE RCCDC ADMINISTRATIVE ASSISTANT A 5% RAISE
 - MR. PENSE SECONDED THE MOTION
 - THE MOTION PASSED 5:0
- J. DISCUSSION OF BUDGET FOR THE FISCAL YEAR 2023.
- ❖ MR. HOUK DISCUSSED ADDING TO THE BUDGET REPORTS, A BALANCE SHEET SIMILAR TO WHAT THE CITY USES TO REPORT TO THE CITY AUDITOR AND GAVE A BRIEF EXPLANATION OF THE INFORMATION DETAILED IN THE REPORT.
- K. ADJOURN
- ❖ MR. GLADU ADJOURNED THE MEETING AT 8:45

PASSED AND APPROVED BY THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION on the 23rd day of August, 2022.

Tonya Brown, Secretary

Attest:

Dena Elder, President or
Bobby Gladu, Vice President