



MINUTES - APPROVED 10-25-22, 5:0
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, SEPTEMBER 27, 2022
CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET

STAFF IN ATTENDANCE:

CDC DIRECTOR CHARLES HOUK
CDC SECRETARY TONYA BROWN

GUESTS:

ASHLEE BURKE – RC CHAMBER
CHRISTI HERNANDEZ – RC CHAMBER
TANNER DIETZ – FIRE MARSHALL
RUSSELL THOMPSON
WENDY JOHNSON – REALTOR

BOARD IN ATTENDANCE:

PRESIDENT DENA ELDER-YES
VICE PRESIDENT BOBBY GLADU-YES
TREASURER RICHARD PENSE-@7:40
MEMBER MAYOR CLAY ELLIS-YES
MEMBER BLAIR JOHNSON-YES
MEMBER COUNCILMAN MICHAEL HOLDER-YES
MEMBER GARY SANDERS-YES

AGENDA TOPICS:

A. CALL TO ORDER AND INVOCATION - @7:01 A.M.

- MS. ELDER CALLED THE MEETING TO ORDER; MR. ELLIS GAVE THE INVOCATION

B. CONSIDER AND ACT ON AUGUST 30, 2022 REGULAR MEETING MINUTES AND REVIEW CURRENT FINANCIAL STATUS.

- NO DISCUSSION REGARDING MINUTES; FINANCIALS INDICATE SALES TAX GROWTH OF 10.9% OVER LAST SEPTEMBER LENDING TO A NEARLY 25% INCREASE FOR THE ROLLING 12 MONTHS.
- AT 7:04 A.M. MR. GLADU MADE A MOTION TO ACCEPT THE MINUTES;
- MR. SANDERS SECONDED THE MOTION;
- THE MOTION PASSED 6:0

C. CONSIDER AND ACT ON RETAINING THE RETAIL COACH AS A RETAIL RECRUITING CONSULTANT.

THE RETAIL COACH MADE A PRESENTATION LAST MONTH REGARDING THEIR SERVICES

- AT 7:05 A.M. MR. ELLIS MADE A MOTION TO RETAIN THE RETAIL COACH AS A RETAIL RECRUITING CONSULTANT;
- MR. GLADU SECONDED THE MOTION;
- THE MOTION PASSED 6:0

D. CITIZENS' PARTICIPATION: N/A

- 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.

E. DISCUSS CURRENT INCENTIVES:

1. **GOOLSBY FIRE HYDRANT:** NO CHANGES
2. **ANVIL** – STAMPED PLUMBING PLANS CAME IN- THEY ARE WAITING FOR REVIEW- DUE TO EXTENDED DELAYS WITH ENGINEERING PLANS, THE OWNERS HAVE HIRED A NEW ENGINEER. OUR NEW BUILDING OFFICIAL AGREED TO ACCEPT PLANS FOR REVIEW AS THEY ARE SUBMITTED. HE HAS PROVIDED GUIDANCE ON ITEMS THAT MAY BE ADDRESSED WITHOUT A PERMIT AND THE BUSINESS OWNERS HAVE BEEN WORKING ON THOSE ITEMS. THEY HAVE CONTRACTORS ON STANDBY FOR WHEN PLANS ARE APPROVED. 5" RAMPS HAVE BEEN CUT IN FOR ADA COMPLIANCE. THE PROJECT IS MOVING ALONG AND SHOULD BE OPEN BY THE END OF NOVEMBER. TWO MEMBERS EXPRESSED CONCERNS REGARDING DELAYS WITH THE PROJECT.
3. **MARKETPLACE WEST** – THE DEVELOPER IS STILL RECRUITING AN INDUSTRIAL BUILDER AND WORKING WITH A LARGE RETAILER FOR THE 36-ACRE TRACT WEST OF WALMART. PLANS BY A JUNIOR BOX USER AND A MULTI-TENANT CENTER SHOULD BE SUBMITTED SOON. MR HOUK INDICATED THAT CITY STAFF WOULD LIKE TO SEE THAT AREA MASTER-PLANNED.
4. **DUST FREE-** FACTORY EXPANSION – THE SHELL IS NEARLY COMPLETE; THEY WILL START ELECTRICAL AND FIRE SUPPRESSION SOON.
5. **NUTEX- BUILDING** – CONSTRUCTION OF THIS FACILITY IS QUICKLY PROGRESSING
6. **COLLIN CO. RD 1031** – NO CHANGE
7. **IM PREMIUM-** THIS INCENTIVE WAS APPROVED BY COUNCIL. MR. HOUK IS WORKING ON A PERFORMANCE

AGREEMENT.

F. CONSIDER AND ACT ON THE EFFECTIVE DATE OF SALARY ADJUSTMENTS FOR RCCDC STAFF:

MR. HOUK ASKED THE BOARD SET AN EFFECTIVE FOR SALARY ADJUSTMENTS MADE DURING THE SPECIAL CALLED MEETING.

- MR. ELLIS MADE A MOTION TO USE THE EFFECTIVE DATE OF OCTOBER 1, 2022 FOR SALARY ADJUSTMENTS.
- MR. HOLDER SECONDED THE MOTION;
- THE MOTION PASSED 6:0

G. DIRECTORS REPORT:

1. **ANDERSON CROSSING** – SITE PLAN CLOSE TO SUBMITTAL. STILL IN DISCUSSION ABOUT CDC'S 15 ACRES AND HOW TO INCORPORATE IT INTO THE OVERALL SITE PLAN. THE DEVELOPER RECEIVED HIS PERMIT TO FILL IN THE POND
2. **BUDGET RV OFFICE** – THEY PURCHASED LAND NEAR VERANDAH FOR AN OFFICE OF APPROXIMATELY 3K-5K SF. THE OWNER HAS HIRED A DEVELOPER FOR THE PROJECT TO ENSURE HE IS COMPLYING WITH CITY REGULATIONS. GETTING SEWER AND WATER TO THE FACILITY IS A DISCUSSION THAT WILL NEED TO HAPPEN
3. **ROSE CITY PARTNERS** – CONSTRUCTION HAS GONE VERTICAL AND RAPIDLY PROGRESSING AT THIS STRIP CENTER.
4. **NORTH I-30 SERVICE ROAD BETWEEN ELM AND ERBY CAMPBELL**- ONE DEVELOPER HAS PURCHASED ALL THE PROPERTY BETWEEN BURGER KING AND ELM STREET BEHIND THE SHELL STATION. THE PROPERTY IS CHALLENGED BY FLOODWAYS AND FLOODPLAINS BUT THE DEVELOPER IS WORKING WITH CITY ENGINEER LACEY ROGERS TO DEVELOP THE PROPERTY.
5. **INDUSTRIAL/MULTI-FAMILY DEVELOPERS** – MR HOUK TOOK SOME MEETINGS WITH INDUSTRIAL DEVELOPERS TO DISCUSS INDUSTRIAL DEVELOPMENT; THEIR DISCUSSIONS QUICKLY TURNED TO MULTI-FAMILY DEVELOPMENT. THE CITY CURRENTLY HAS SEVERAL ENTITLED MULTI-FAMILY DEVELOPMENTS, OF WHICH THE CITY IS REQUIRING A FOCUS ON AMENITIES FOR ITS RESIDENTS.
6. **BLACK FLAG DISTILLERY** – MR. HOUK AND CITY STAFF RECENTLY MET WITH THE BUSINESS OWNERS TO HELP THEM UNDERSTAND THE PROCESS OF PLAN SUBMITTAL TO ACQUIRE PERMITS.
7. **DOWNTOWN PATIO PROJECT** – WE ARE STILL IN THE DESIGN PHASE. MR. HOUK'S VISION FOR THE PATIO IS THAT IT WOULD HAVE THE APPEARANCE OF THREE SEPARATE AWNINGS, EACH WITH A DIFFERENT LOOK BUT NONE MORE HIGHLIGHTED THAN THE OTHER.
8. **RCCDC BOND** – A PUBLIC HEARING IS SCHEDULED FOR OCTOBER 11, 2022.

H. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: @ 7:30 A.M.

- SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 1. WALKER-HAWK RENOVATION BIDS
 2. RETAIL PROSPECTS

I. ADJOURN THE CLOSED EXECUTIVE SESSION- @ 8:17 A.M.

J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS - @ 8:18 A.M.

1. WALKER-HAWK RENOVATION BIDS – NO ACTION
2. RETAIL PROSPECTS – NO ACTION

ADJOURN - @ 8:18 A.M.

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