



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

MINUTES – REGULAR MEETING

TUESDAY, MARCH 29, 2022 - 7:00 A.M.

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

APPROVED 4-26-22, 5:0

PRESENT	MEMBERS PRESENT	EMPLOYEES PRESENT	OTHER
NO	DENA ELDER – PRESIDENT	CHARLES HOUK – CDC DIRECTOR	BYRON ALDREDGE – ANVIL
YES	BOBBY GLADU – VICE PRESIDENT	TONYA BROWN – A.A. AND SECRETARY	CHRISTIE ALDREDGE – ANVIL
YES/NO	RICHARD PENSE – TREASURER (LEFT @ 8:24A.M.)		ASHLEE BURKE – CHAMBER
YES	MAYOR CLAY ELLIS – MEMBER		CHRISTY HERNANDEZ – CHAMBER
NO	JESSE VAUGHN II – MEMBER		COUNCILMAN RUSSELL RATTERREE
YES	COUNCILMAN MICHAEL HOLDER – MEMBER		JEFF CARROL – ARCHITECT
YES	GARY SANDERS – MEMBER		

A. CALL TO ORDER – 7:00 A.M.

Announce the presence of a quorum.

- **MR. GLADU CALLED THE MEETING TO ORDER. MR. ELLIS GAVE THE INVOCATION.**

B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE – 7:01 A.M.

No discussion took place regarding **FEBRUARY 22, 2022 MEETING MINUTES**. **MARCH SALES TAX REVENUES** resulting from **JANUARY'S SALES**, increased by **26.6%** over **MARCH** of the previous year. For the rolling 12 months, we experienced a **27.7%** increase.

- **MR. PENSE MADE A MOTION TO APPROVE THE FEBRUARY 22, 2022 MEETING MINUTES.**
- **MR. SANDERS SECONDED THE MOTION.**
- **THE MOTION PASSED 5:0**

C. CITIZEN'S PARTICIPATION

This period is reserved for citizens to discuss items not listed on the agenda. Persons may have three (3) minutes to address the board, however, by law, no action or discussion will be taken on these items.

- **No citizen participation.**

D. DISCUSSION REGARDING CURRENT INCENTIVES

- **DUST-FREE:** PERFORMANCE AGREEMENT IS IN REVIEW WITH THEIR ATTORNEY. EXPANSION CONTINUES BUT DUE TO CONSTRUCTION CONSTRAINTS, THEY ARE ABOUT 6 MONTHS BEHIND
- **NUTEX:** AWAITING FURTHER REVIEW FROM CITY ATTORNEY. WE ARE GETTING A LOT OF INTEREST BETWEEN BURGER KING AND MCDONALDS SINCE NUTEX IS EXPANDING MERCANTILE RD. ACROSS ERBY CAMPBELL BLVD.
- **COLLIN CO RD. 1031:** NO UPDATE
- **SPENSER GOOLSBY:** MR. GOOLSBY HAS FLIPPED THE PROPERTY. THE FIRE HYDRANT WILL STILL BE IMPORTANT TO THIS CORRIDOR. WILL EVALUATE OPTIONS REGARDING INCENTIVE

E. PRESENTATION FROM BYRON & KRISTIN ALDREDGE REQUESTING AN INCENTIVE TO OPEN A NEW RESTAURANT/BREWERY (ANVIL BREWING) AT 232 E MAIN ST.

MR. AND MRS ALDRIDGE MADE A PRESENTATION REGARDING THE ANVIL BREWERY PROJECT. THEY ARE REQUESTING AN INCENTIVE PACKAGE THAT INCLUDES OPENING A ROYSE CITY LOCATION AT THE OLD FIRE STATION LOCATED AT 262 E. MAIN ST. THE INCENTIVE PACKAGE WOULD COVER THE FULL COST OF INSTALLING A SPRINKLER SYSTEM, A REIMBURSEMENT GRANT OF \$100K, A LOAN (NOT TO EXCEED \$250K), AND THE NEGOTIATED SALE OF THE BUILDING AT THE END OF A 5-YEAR LEASE.

F. RECESS INTO CLOSED EXECUTIVE SESSION AT 7:57 A.M.

- RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - INCENTIVE GRANT REQUEST FOR ANVIL BREWING
 - SPORTS TOURISM FACILITY

G. ADJOURN CLOSED EXECUTIVE SESSION AT 8:23 A.M.

H. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS

- ANVIL BREWING INCENTIVE:
 - MOTION: MR. PENSE MADE A MOTION TO GRANT AN INCENTIVE TO ANVIL BREWERY AND ENTER INTO A PERFORMANCE AGREEMENT BASED ON NEGOTIATED DEAL POINTS WITH CDC DIRECTOR.**

- b. **SECOND: MR. SANDERS SECONDED THE MOTION.**
- c. **THE MOTION PASSED 5:0**

- 2. SPORTS TOURISM FACILITY
 - a. NO ACTION

I. DISCUSS AND ACT ON ENGAGING WJE ASSOCIATES INC FOR FIRE PROTECTION DESIGN SERVICES FOR 232 E MAIN ST.

MR. HOUK AND FIRE MARSHALL TANNER DIETZ MET WITH WJE TO REVIEW DESIGN AND STANDARDS. MR. DIETZ FELT COMFORTABLE WITH THE GROUP TAKING ON THE PROJECT AND UNDERSTANDING RC STANDARDS. THEY SUGGEST A BUDGET NOT TO EXCEED \$10,000K.

ACTION: 8:26 A.M.

- **MOTION: MR. SANDERS MADE A MOTION TO ENGAGE WJE ASSOCIATES INC FOR FIRE PROTECTION DESIGN SERVICES FOR 232 E. MAIN ST.**
- **SECOND: MR. HOLDER SECONDED THE MOTION**
- **THE MOTION PASSED 4:0**

J. DISCUSS AND ACT ON ENGAGING CARROLL ARCHITECTS FOR DOWNTOWN PATIO DESIGN SERVICES.

[THIS ITEM WAS ADDRESSED PRIOR TO ENTERING INTO CLOSED EXECUTIVE SESSION]

THIS PROJECT WILL TAKE PLACE ON THE PROPERTY BEHIND THREE BUSINESSES DOWNTOWN: MS EMPORIUM, THE BUSINESS FORMALLY KNOWN AS THE WELL, AND JOE'S MEAT MARKET. SAFETY FOR OUR CITIZENS AND VISITORS IS OF HIGH PRIORITY WITH THIS PROJECT. THE PROJECT WILL FOLLOW THE DESIGN GUIDELINES SET FORTH BY THE STATE RENDERING.

ACTION: 7:57 A.M.

- **MOTION: MR. ELLIS MADE A MOTION TO ENGAGE CARROLL ARCHITECTS FOR DOWNTOWN PATIO DESIGN SERVICES.**
- **SECOND: MR HOLDER SECONDED THE MOTION.**
- **THE MOTION PASSED 5:0.**

K. DISCUSS AND ACT ON MAIN STREET CAR SHOW SPONSORSHIP

ACTION: 8:26 A.M.

- **MOTION: MR. ELLIS MADE A MOTION TO SPONSOR THE MAINSTREET CAR SHOW AS A T-SHIRT SPONSOR FOR \$500**
- **SECOND: MR. HOLDER SECONDED THE MOTION.**
- **THE MOTION PASSED 4:0.**

L. DIRECTORS REPORT:

1. LAND NORTH AND WEST OF WAL MART: THIS 80-ACRE PIECE OF PROPERTY WILL EXTEND THE MERCANTILE BEHIND WALMART DOWN TO THE SERVICE RD. IT INCLUDES A 36-ACRE RETAIL PAD, A 45-ACRE INDUSTRIAL PAD, A 9-ACRE LIGHT INDUSTRIAL PAD, AND A MULTI-FAMILY COMPONENT. IT GOES BEFORE COUNCIL AND P&Z IN APRIL
2. ANDERSON CROSSING: MR HOUK WILL MEET WITH THE NEW OWNERS AT 9 A.M. TO DISCUSS MASTER PLANNING. THIS PROPERTY IS ADJACENT TO OUR 15-ACRE PROPERTY. WATER AND SEWER INFRASTRUCTURE IS APPROX \$2MM. WE ARE LOOKING INTO SWAPPING PROPERTY TO BE CLOSER TO THE HIGHWAY. THE MEDICAL ASPECT OF THIS PROJECT IS WANTING TO MOVE QUICKLY. IT MAY BE A SURGERY CENTER AND A SMALL HOSPITAL.

M. ADJOURNMENT – 8:31 A.M.

- **MR. ELLIS MADE A MOTION TO ADJOURN**

ATTEST:

DENA ELDER – PRESIDENT OR (BOBBY GLADU V.P.)

TONYA BROWN – SECRETARY