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## ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

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REGULAR MEETING  
7:00 A.M. – CITY HALL  
305 N ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – FEBRUARY 22, 2022  
**APPROVED 3-29-22, 5:0**

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Dena Elder, President	Charles Houk, CDC Director	Tanner Dietz, Fire Marshall	Michael Holder
Bobby Gladu, Vice President	Tonya Brown, Secretary	Jason Claunch, Catalyst Comm.	
Richard Pense, Treasurer		Ashlee Burke, Chamber	
		Christy Hernandez, Chamber	
Gary Sanders			
Clay Ellis			
Jesse Vaughn II (7:04)			

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### A. CALL TO ORDER – 7:00 A.M.

Announce the presence of a quorum.

- Ms. Elder called the meeting to order. Mr. Ellis gave the invocation.

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### B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE – 7:02 A.M.

No discussion took place regarding minutes. February 2022 sales tax revenue, resulting from December's sales, increased by 22.1% over February of the previous year. For the rolling 12 months, we experienced a 28.6% increase.

- Mr. Ellis made a motion to approve the January 25, 2021 meeting minutes.
- Mr. Pense seconded the motion.
- The motion passed 5:0

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### 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.

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### D. DISCUSSION REGARDING CURRENT INCENTIVES

- DUST-FREE: no update
- NUTEX: no update on PA; construction has begun
- COLLIN CO RD. 1031: no update
- SPENSER GOOLSBY: approved by council

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### E. DISCUSSION AND ACTION REGARDING APPOINTMENT OF CDC BOARD PRESIDENT

Mr. Houk indicated that current President Dena Elder is willing to continue serving.

**ACTION: 7:02 A.M.**

- Mr. Gladu made a motion to reappoint Dena Elder as President
- Mr. Sanders seconded the motion.
- The motion passed 5:0

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### F. DISCUSSION AND ACTION REGARDING APPOINTMENT OF CDC BOARD VICE PRESIDENT

Mr. Houk indicated that current Vice President Bobby Gladu is willing to continue serving.

**ACTION: 7:03 A.M.**

- Mr. Ellis made a motion to reappoint Bobby Gladu as Vice President
- Mr. Sanders seconded the motion.
- The motion passed 5:0

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### G. DISCUSSION AND ACTION REGARDING APPOINTMENT OF CDC BOARD TREASURER

Mr. Houk indicated that current Treasurer Richard Pense is willing to continue serving.

**ACTION: 7:03 A.M.**

- Mr. Ellis made a motion to reappoint Richard Pense as Treasurer
- Mr. Gladu seconded the motion.
- The motion passed 5:0

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### H. RECESSED INTO CLOSED, EXECUTIVE SESSION - 7:04 A.M.

- a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
  - SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
    - 1. RETAIL RECRUITING PROSPECT UPDATE FROM CATALYST COMMERCIAL

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### I. ADJOURNED CLOSED, EXECUTIVE SESSION – 7:46 A.M.

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### J. RECONVENED REGULAR SESSION – 8:03 A.M.

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#### ACTION(S) RESULTING FROM EXECUTIVE SESSION DELIBERATIONS

- 1. RETAIL RECRUITING PROSPECT UPDATE
  - a. No action

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### K. DIRECTORS REPORT:

#### 1. TEDC WINTER CONFERENCE RECAP

- a. Mr. Houk reviewed some of the astounding numbers discussed surrounding the sports tourism industry.
  - i. In Texas
    - 1. 2019: \$83 Billion in direct travel spending
    - 2. 2020: \$57 Billion in direct travel which led to \$115 Billion in economic impact
    - 3. 2021: expected at or above 2019
  - ii. In the U.S.
    - 1. 2019: 180 million people traveled for sports resulting in 69 million hotel room night stays
- b. We expect to see the same or higher for 2021
- c. 2021 TX vs OU weekend was the largest, single-night stay for hotels in Texas, larger than the Super Bowl
- d. In Texas, 9% of all hotel room stays are for sports travel

#### 2. ICSC RED RIVER CONFERENCE MARCH 30-APRIL 1

- a. This event is similar to the one in Las Vegas. Catalyst has also set up meetings for Mr. Houk at this event.

#### 3. ICSC LAS VEGAS MAY 22-24

- a. Last year's event wasn't as well attended but more decision-makers were available.

#### 4. 232 E MAIN ST (OLD FIRE STATION)

- a. We are in negotiations with a user for this property. The project is a destination-type restaurant. We will discuss more details as the project progresses.

#### 5. CHIPOTLE

- a. Work continues: opening targeted for late spring, early summer

#### 6. SE CORNER ERBY CAMPBELL & I-30

- a. No update. Prospect is working with the city. Will discuss more details as available.

#### 7. PATIO ON REAR OF MAIN ST BUILDINGS

- a. Mr. Houk will meet with an architect to discuss the costs of the project. There are several options for the mechanics of the projects as it pertains to the CDC and business owners who will benefit from the project

#### 8. ANDERSON CROSSING

- a. The new owners are working with the city and CDC regarding the planning of the project

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**L. Adjournment – 7:57 A.M.**

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- [Mr. Gladu made a motion to adjourn](#)

**ATTEST:**

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**Dena Elder – President or Bobby Gladu – VP**

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**Tonya Brown – Secretary**