



# ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

**DRAFT - MINUTES – REGULAR MEETING**

**TUESDAY, APRIL 26, 2022 - 7:00 A.M.**

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

**Approved 5-19-22, 5:0**

PRESENT	MEMBERS PRESENT	EMPLOYEES PRESENT	OTHER
YES	DENA ELDER – PRESIDENT	CHARLES HOUK – CDC DIRECTOR	TANNER DIETZ- FIRE CHEIF
YES	BOBBY GLADU – VICE PRESIDENT	TONYA BROWN – A.A. AND SECRETARY	WENDY JOHNSON- REALTOR
YES	RICHARD PENSE – TREASURER		ASHLEE BURKE – CHAMBER
YES	MAYOR CLAY ELLIS – MEMBER		CHRISTY HERNANDEZ – CHAMBER
NO	JESSE VAUGHN II – MEMBER		
YES	COUNCILMAN MICHAEL HOLDER – MEMBER		
NO	GARY SANDERS – MEMBER		

## A. CALL TO ORDER – 7:02 A.M.

Announce the presence of a quorum.

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

## B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE – 7:03 A.M.

No discussion took place regarding **MARCH 29, 2022, AND APRIL 12, 2022** MEETING MINUTES. The sales tax revenue for the month of APRIL, resulting from February's sales, increased by **23.2%** over APRIL of the previous year. For the rolling 12 months, we experienced a **28%** increase.

- **MR. PENSE MADE A MOTION TO APPROVE THE MARCH 29, 2022, AND APRIL 12, 2022 MEETING MINUTES.**
- **MR. ELLIS 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. RECESSED CDC BOARD MEETING TO OPEN PUBLIC HEARING AT 7:04 A.M.

- Take public testimony concerning an incentive package for Anvil Brewing to open a restaurant/brewery in the old fire station located at 232 E. Main St. and CDC budget increase in the categories of miscellaneous and incentive
- **NO PUBLIC TESTIMONY**

## E. CLOSED PUBLIC HEARING AT 7:05 A.M.

## F. DISCUSSION REGARDING CURRENT INCENTIVES

- **ANVIL:** THIS INCENTIVE WILL REQUIRE 3-4 AGREEMENTS. WE RECENTLY MET WITH THE OWNERS OF THIS BUSINESS AND THE CITY'S DEVELOPMENT REVIEW COMMITTEE TO EXPLAIN THE CITY'S STANDARDS AND ORDINANCES APPLICABLE TO THIS PROJECT.
- **SPENSER GOOLSBY:** THIS PERFORMANCE AGREEMENT WILL DIFFER FROM ANY OTHER IN THAT IT WILL INCLUDE ASSIGNABILITY. THE PROPERTY HAS BEEN SOLD BUT SINCE FUTURE DEVELOPMENT WILL STILL REQUIRE A FIRE HYDRANT, THE INCENTIVE WILL BE IMPORTANT TO THE DEVELOPMENT OF THE IS AREA.
- **DUST-FREE:** NO CHANGE. STILL WAITING ON COMMENTS FROM THE ATTORNEY.
- **NUTEX:** THE PERFORMANCE AGREEMENT IS COMPLETE. IT'S CURRENTLY UNDER REVIEW BY OUR ATTORNEY.
- **COLLIN CO RD. 1031:** NO UPDATE

## G. RECESS INTO CLOSED EXECUTIVE SESSION AT 7:09 A.M.

- RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
  - SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
    - CDC BOND
    - WELLNESS FACILITY
    - RETAIL PROSPECTS

**H. ADJOURN CLOSED EXECUTIVE SESSION AT 7:39 A.M.**

**I. RECONVENED REGULAR SESSION AT 7:39 A.M. AND TOOK ANY ACTION(S) NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**

1. CDC BOND
  - a. NO ACTION
2. WELLNESS FACILITY
  - a. NO ACTION
3. RETAIL PROSPECTS
  - a. NO ACTION

**J. DIRECTORS REPORT: CHARLES HOUK**

1. **LAND NORTH AND WEST OF WAL MART:** THIS PROPERTY IS ENCOMPASSED BY A POWERLINE EASEMENT, PIPELINE EASEMENTS, RAILROAD, AND A POWER PLANT. THE PLAN PRESENTED TO P&Z EXTENDS MERCANTILE IN 4 STRAIGHT LEGS, WITH TURNS IN IT, DOWN TO THE SERVICE RD. IT INCLUDES 36 ACRES OF RETAIL, 700K-800K SF OF INDUSTRIAL ON APPROXIMATELY 45 ACRES, A MULTI-FAMILY COMPONENT WITH APPROXIMATELY 300 UNITS, AND A FLEX SPACE COMPONENT. THIS PLAN IS EXPECTED TO GO BEFORE P&Z FOR APPROVAL WITHIN THE NEXT 30 DAYS.
2. **ANDERSON CROSSING:** STILL IN THE PLANNING PHASE. AS OF NOW, THE PLAN INCLUDES INDUSTRIAL, MEDICAL, 36-ACRE MULTI-FAMILY COMPONENT, AND RETAIL. WE HOPE TO INCLUDE A FAMILY ENTERTAINMENT COMPONENT AS WELL.
3. **GYMNASTICS/CHEER GYM:** WE HAVE BEEN WORKING WITH THE OWNERS OF THIS GYM AND THE CITY TO FIND A FITTING LOCATION FOR THIS PROJECT. FINDING AN EXISTING BUILDING, ZONED APPROPRIATELY WHILE PROVIDING A SAFE ENVIRONMENT FOR THE CHILDREN HAS BEEN A CHALLENGE. THEY BELIEVE THEY HAVE FOUND A TEMPORARY LOCATION BUT THE CITY WILL NEED TO DETERMINE IF THE GYM IS A "LESS INTENSIVE USER" OF THE FACILITY BEFORE THEY CAN APPROVE ITS USE UNDER A NON-CONFORMING STATUS.
4. **TENANT REP VISIT ON 4/14:** THIS WAS A FOLLOW-UP FROM ICSC VEGAS IN DECEMBER. THE REP REPRESENTS BOTH NATIONAL AND REGIONAL BRANDS. THERE WERE THREE BRANDS HE FELT WOULD BE A GOOD FIT FOR ROYSE CITY.
5. **MAIN STREET PATIO PROJECT:** MR HOUK, MRS. BROWN, MAIN STREET DIRECTOR PAULA MORRIS AND CITY ENGINEER LACEY RODGERS MET WITH ARCHITECT JEFF CARROLL TO PREVIEW THE PRELIMINARY SITE PLAN AND DISCUSS A DESIGN PLAN. LACEY'S INPUT IS VITAL FOR RAILROAD AVE.; THE DECISION WAS MADE TO TURN IT INTO A ONE-WAY FROM ELM STREET TO ARCH STREET SINCE IT IS DESIGNATED AS SUCH IN OUR THOROUGHFARE PLAN. THE PLAN INCLUDES HEAD-IN PARKING ON ONE SIDE, ADJACENT TO THE RAILROAD, REPAIRING THE PAVER SIDEWALK, BRINGING IT AROUND THE CURVE ONTO OUR PROPERTY, ACROSS CITY PROPERTY IN THE PUBLIC RIGHT-OF-WAY, AND DOWN ONTO COOKSTON COURT.
6. **WALKER HAWK DRAINAGE STUDY/PLAN:** SURVEY AND EQUIPMENT CREW GOT BACKED UP SO WE WEREN'T ABLE TO MEET LAST WEEK.
7. **ROYSE CITY TOWN CENTER:** HAD A LONG CONVERSATION WITH STEVE SCHATTNER WHO SAYS HE HAS COMMITMENTS ON ALMOST ALL PAD SITES AS WELL AS A COMMITMENT FOR A 3-4 STORY LUXURY MULTI-FAMILY COMPONENT WITH A COURTYARD AND SAYS HE IS FINISHING UP WITH FEMA DRAINAGE.

**K. ADJOURNMENT – 7:57 A.M.**

- **MR. HOLDER MADE A MOTION TO ADJOURN**
- **MR. GLADU SECONDED THE MOTION**

**ATTEST:**

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

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TONYA BROWN – SECRETARY