

CDC STAFF IN ATTENDANCE:

CDC DIRECTOR, CHARLES HOUK- YES
CDC SECRETARY, TONYA BROWN- YES

OTHER:

BATTALION CHIEF, RUSSELL THOMAS
RESIDENT, PAUL DAAK
REALTOR, WENDY JOHNSON
BUSINESS OWNER, VIVIAN TREJO
BUSINESS OWNER, BRYAN NGUYEN
BANK MANAGER, STEPHANIE WALP

BOARD IN ATTENDANCE:

PRESIDENT, DENA ELDER- YES (LEFT @ 8:15 A.M.)
VICE PRESIDENT, BOBBY GLADU- YES
TREASURER, RICHARD PENSE- YES
MEMBER, MAYOR CLAY ELLIS- NO
MEMBER, BLAIR JOHNSON- YES
MEMBER, COUNCILMAN MICHAEL HOLDER- YES
OPEN SEAT

AGENDA TOPICS:

- A. **ANNOUNCE A QUORUM, CALL TO ORDER, AND INVOCATION: A QUORUM WAS PRESENT. MS. ELDER CALLED THE MEETING TO ORDER AT 7:01 A.M. MR. PENSE GAVE THE INVOCATION.**
- B. **DISCUSS AND CONSIDER APPROVING FEBRUARY 28, 2023, MEETING MINUTES AND CURRENT FINANCIAL STATUS.**
 - **SALES TAX REVENUE INCREASED BY 6% YEAR-OVER-YEAR RESULTING IN A 15% INCREASE FOR THE ROLLING 12-MONTH PERIOD.**
 - **AT 7:02 A.M., MR. PENSE MADE A MOTION TO APPROVE THE FEBRUARY 28, 2023 MEETING MINUTES.**
 - **MR. JOHNSON SECONDED THE MOTION.**
 - **THE MOTION PASSED 6:0**
- C. **CITIZENS PARTICIPATION: AT MS. ELDER'S REQUEST, THE GUESTS INTRODUCED THEMSELVES. NO WAS NO CITIZEN 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.
- D. **DISCUSS CURRENT INCENTIVES.**
 - **GOOLSBY INCENTIVE: THE PERFORMANCE AGREEMENT IS ASSIGNABLE. THE PROPERTY IS UNDER CONTRACT WITH THE CITY.**
 - **COLLIN CO. RD. 1031: NO UPDATE.**
 - **LISCOTTI DEVELOPMENT CORPORATION: THE PERFORMANCE AGREEMENT IS STILL UNDER REVIEW BY OUR ATTORNEY. WE ARE STILL LOOKING FOR A SITE.**
 - **NE DALLAS SURGERY CENTER: THE PERFORMANCE AGREEMENT IS STILL UNDER REVIEW. THE LOMAR IS IN ITS FINAL STAGES.**
 - **DUST FREE: EXPANSION CONTINUES BUT WILL REQUIRE AN EXTENSION TO RECEIVE A CERTIFICATE OF OCCUPATION.**
 - **NUTEX: CONSTRUCTION CONTINUES. THEY SHOULD BE ABLE TO MEET THEIR SCHEDULED OPENING DATE DEADLINE.**
 - **IM PREMIUM IMPORTS: THIS INCENTIVE IS COMPLETE.**
 - **MARKET PLACE WEST: THE INCENTIVE FOR THIS PROJECT HAS NOT BEEN TRIGGERED YET. PUTTING IN INFRASTRUCTURE WILL TRIGGER THIS INCENTIVE. THE DEADLINE FOR COMPLETING THE INFRASTRUCTURE IS JANUARY 2027.**
 - **ANVIL: NEW ELECTRICITY WAS INSTALLED THIS WEEK. THEY ARE ON TASK TO MEET DEADLINE EXTENSION.**
 - **NEXCORE: HAS NOT GONE BEFORE COUNCIL. WE ARE WAITING TO HAVE ALL THE NEEDED INFORMATION BEFORE PRESENTING IT TO THEM.**
- E. **DISCUSS AND ACT REGARDING THE EXTENSION OF DUST FREE INCENTIVE DEADLINE: A BRIEF DISCUSSION TOOK PLACE.**
 - **AT 7:13 A.M., MR. GLADU MADE A MOTION TO EXTEND THE DUST FREE INCENTIVE DEADLINE TO JUNE 1, 2023.**
 - **MR. PENSE SECONDED THE MOTION.**
 - **THE MOTION PASSED 6:0.**

F. DISCUSS AND CONSIDER REGARDING NATIONAL FITNESS CAMPAIGN PROGRAM: THE BOARD FELT THIS PROJECT WAS BEST SUITED FOR A DEVELOPER OR OTHER ENTITY.

G. DIRECTORS REPORT:

1. ANDERSON CROSSING: STILL ACTIVELY WORKING ON THE SITE PLAN, CAPITAL IMPROVEMENTS AGREEMENT, AND NEGOTIATING WITH THE CITY ABOUT THE REGULATIONS OF THE PLANNED DEVELOPMENT CURRENTLY IN PLACE. SEVERAL USERS ARE VERY INTERESTED IN THIS DEVELOPMENT. THE DEVELOPERS AGGRESSIVE TIMEFRAME SUGGESTS HE WILL SEEK COUNCIL'S APPROVAL ON ZONING AT THE END OF MAY
2. SE CORNER OF I-30 AND ERBY CAMPBELL: A MAJOR DRUGSTORE RETAILER IS COMING TO THIS PROPERTY. THE CITY IS REQUIRING NEW ACCESS POINTS FOR THIS PROJECT. THE DEVELOPER PLANS TO ASK US FOR AN INCENTIVE TO HELP OFFSET SOME OF THOSE COSTS.
3. SPORTS COMPLEX PROJECT: NO NEW INFORMATION.
4. 6723 W I-30: CURRENTLY THE LAWN MOWER SHOP. THE OWNER WANTS TO BUILD FLEX OFFICE SPACE. IDEALLY, HIS TENANTS WOULD BE MEDICAL-BASED TENANTS, MAKING THIS CORRIDOR SOMEWHAT OF A MEDICAL PARK WITH THE HOSPITAL, IMAGING, MEDICAL OFFICE BUILDING, WOMEN'S HEALTH SERVICES, AND EMERGENCY ROOM SLATED FOR THIS AREA.
5. UPDATES FROM 3/16/23 CITY DEVELOPMENT MEETING: NO NEW INFORMATION.

ITEM J3. PRIOR TO ENTERING INTO A CLOSED EXECUTIVE SESSION, MS. ELDER ASKED TO HEAR FROM THE APPLICANTS REGARDING THEIR INTEREST IN SERVING ON THE CDC BOARD. EACH APPLICANT INTRODUCED THEMSELF AND BRIEFLY SPOKE ABOUT WHY THEY WOULD LIKE TO SERVE.

H. RECESS INTO A CLOSED EXECUTIVE SESSION. AT 7:45 A.M.

RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:

- SECTION 551.087 – DILIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS
 1. RETAIL RECRUITING PROSPECT UPDATE.
- SECTION 551.072 – REAL PROPERTY
 2. DISCUSSION ABOUT RCCDC-OWNED PROPERTY ON FM 2642
- SECTION 551.074 – PERSONNEL MATTERS
 3. DISCUSSION ABOUT RCCDC BOARD VACANCY

MS. ELDER LEFT THE MEETING AT 8:15 A.M.

I. ADJOURN CLOSED EXECUTIVE SESSION. AT 8:45 A.M.

J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS. AT 8:47 A.M.

1. RETAIL PROSPECT RECRUITING UPDATE – NO ACTION
2. RCCDC-OWNED PROPERTY ON FM 2642 – NO ACTION
3. RCCDC BOARD VACANCY – TABLED UNTIL NEXT MONTH

K. ADJOURN: AT 8:48 MR. HOLDER ADJOURNED THE MEETING. MR. PENSE SECONDED.

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 18TH DAY OF APRIL 2023, 5 : 0.

DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

ATTEST: TONYA BROWN SECRETARY