

<p><b>CDC STAFF IN ATTENDANCE:</b> CDC DIRECTOR CHARLES HOUK CDC SECRETARY TONYA BROWN</p> <p><b>OTHER:</b> CHAMBER - ASHLEE BURKE CHAMBER - CHRISTI HERNANDEZ BOARD APPLICANT - BATTALION CHIEF RUSSELL THOMAS BOARD APPLICANT - PAUL DAAK</p>	<p><b>BOARD IN ATTENDANCE:</b> PRESIDENT DENA ELDER - YES VICE PRESIDENT BOBBY GLADU - YES TREASURER RICHARD PENSE - YES MEMBER, MAYOR CLAY ELLIS - YES MEMBER BLAIR JOHNSON - NO MEMBER, COUNCILMAN MICHAEL HOLDER - YES <b>OPEN SEAT</b></p>
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- A. CALL TO ORDER AND INVOCATION:** A QUORUM WAS PRESENT. AT 7:01 A.M. MS. ELDER CALLED THE MEETING TO ORDER. MR. ELLIS GAVE THE INVOCATION
- B. DISCUSS AND CONSIDER APPROVAL OF THE MARCH 23, 2023, MEETING MINUTES AND CURRENT FINANCIAL STATUS**  
THE SALES TAX DEPOSIT WAS UP 26% OVER LAST APRIL (FEBRUARY SALES). FOR THE ROLLING 12-MONTH AVERAGE WE ARE UP 15.1%.
- AT 7:02 A.M. MR. PENSE MADE A MOTION TO APPROVE THE MARCH 23, 2023 MEETING MINUTES AND CURRENT FINANCIAL STATUS.
  - MR. GLADU SECONDED THE MOTION.
  - THE MOTION PASSED 5:0
- C. CITIZENS 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.
- NO CITIZEN PARTICIPATION
- D. CONSENT AGENDA:** All items under the Consent Agenda are considered to be routine by the Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.
- a. INCENTIVE UPDATE: SEE ATTACHED UPDATE
    1. GOOLSBY INCENTIVE:
    2. COLLIN CO. RD. 1031:
    3. LISCOTTI DEVELOPMENT CORPORATION:
    4. NE DALLAS SURGERY CENTER:
    5. DUST FREE:
    6. NUTEX:
    7. MARKET PLACE WEST:
    8. ANVIL: PULLED FROM CONSENT AGENDA AND DISCUSSED AS THE NEXT ITEM
    9. NEXCORE:
  - b. RETAIL RECRUITING MEMO: SEE ATTACHED MEMO
    - AT 7:03 A.M. MR. ELLIS MADE A MOTION TO ACCEPT THE CONSENT AGENDA WITH THE EXCEPTION OF ITEM #8 WHICH WILL BE ADDED TO THE REGULAR AGENDA AS THE NEXT ITEM OF DISCUSSION
    - MR. PENSE SECONDED THE MOTION.
    - THE MOTION PASSED 5:0
- ITEM #8 - ANVIL:** MR. HOUK NOTIFIED THE BOARD THAT HE ANTICIPATES THEY WILL RECEIVE THEIR C.O. THIS WEEK. THEY HAD A PRE-C.O. INSPECTION WHICH RESULTED IN A PUNCH LIST WITH 3-4 ITEMS. THEY WERE ALSO REQUIRED TO PROVIDE A 3<sup>RD</sup> PARTY ADA COMPLIANCE VERIFICATION. THEY ARE ALSO REQUIRED TO PROVIDE A SWITCH THAT WILL TURN OFF THEIR CEILING FANS IF THE FIRE ALARMS ARE TRIGGERED. ANVIL INDICATED THEY WOULD HAVE A SOFT OPENING BY MAY 25<sup>TH</sup>.
- E. PRESENTATION FROM RESERVE CAPITAL PROJECTS REQUESTING INCENTIVE FOR COMMERCIAL DEVELOPMENT LOCATED AT 6723 W INTERSTATE 30. THIS ITEM WAS PULLED FROM THE AGENDA**
- F. RECESS INTO A CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:08 A.M.**
- a. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
    1. DELIBERATE REGARDING AN INCENTIVE REQUEST FOR RESERVE CAPITAL PARTNERS FOR COMMERCIAL DEVELOPMENT LOCATED AT 6723 W INTERSTATE 30.

2. DELIBERATE REGARDING CDC PARTICIPATION IN THE EXTENSION OF MERCANTILE BLVD
  3. DELIBERATE REGARDING A FAMILY ENTERTAINMENT VENUE MEMORANDUM OF UNDERSTANDING
- b. SECTION 551.072 – REAL PROPERTY
4. DELIBERATE REGARDING AN OFFER FOR RCCDC-OWNED PROPERTY ON FM 2642
- c. SECTION 551.074 – PERSONNEL MATTERS
5. DELIBERATE REGARDING CANDIDATES APPLYING FOR RCCDC BOARD VACANCY
- G. ADJOURN CLOSED EXECUTIVE SESSION: **AT 8:00 A.M.**
- H. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS: **AT 8:01 A.M.**
1. ~~RETAIL PROSPECT RECRUITING UPDATE~~ RESERVE CAPITAL: **NO ACTION**
  2. MERCANTILE BLVD EXTENSION:
    - **MR. PENSE MADE A MOTION TO HAVE MR. HOUK TO CONTINUE RESEARCHING FINANCE OPTIONS FOR CONTINUING WITH THIS PROJECT.**
    - **MR. ELLIS SECONDED THE MOTION.**
    - **THE MOTION PASSED 5:0**
  3. FAMILY ENTERTAINMENT VENUE MOU:
    - **MR. GLADU MADE A MOTION TO ALLOW MR. HOUK TO NEGOTIATE THE CONTRACT AND ZONING AND TERMS FOR THIS PROPERTY.**
    - **MR. PENSE SECONDED THE MOTION.**
    - **THE MOTION PASSED 5:0.**
  4. RCCDC-OWNED PROPERTY ON FM 2642
    - **MR. GLADU MADE A MOTION TO ALLOW MR. HOUK AND MS. ELDER TO NEGOTIATE CONTRACT TERMS AND ZONING AND EXECUTE THE CONTRACT FOR THE RCCDC-OWNED PROPERTY ON FM 2642.**
    - **MR. HOLDER SECONDED THE MOTION**
    - **THE MOTION PASSED 5:0**
  5. CANDIDATES APPLYING FOR RCCDC BOARD VACANCY:
    - **MR. HOLDER MADE A MOTION TO NOMINATE RUSSELL THOMAS TO THE BOARD (FOR THE REMAINDER OF THE OPEN SEAT TERM)**
    - **MR. ELLIS SECONDED THE MOTION.**
    - **THE MOTION PASSED 5:0**
- I. ADJOURN: **AT 8:05 A.M.**

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS OF THE CITY OF ROYSE CITY, TEXAS on this 16<sup>th</sup> day of May 2023. 6:0

ATTEST:

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DENA ELDER, PRESIDENT

(BOBBY GLADU- VICE PRESIDENT)

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TONYA BROWN, SECRETARY