

<p><u>CDC STAFF IN ATTENDANCE:</u> CDC DIRECTOR CHARLES HOUK CDC SECRETARY TONYA BROWN</p> <p><u>OTHER:</u> <u>PAUL DAAK - CITIZEN</u> <u>BART GARDNER – RESERVE CAPITAL PROJECTS</u> <u>MELISSA HENRY - NUTEX</u> <u>TRAVIS SMITH – TI BUILDERS</u></p>	<p><u>BOARD IN ATTENDANCE:</u> PRESIDENT DENA ELDER - NO VICE PRESIDENT BOBBY GLADU - YES TREASURER RICHARD PENSE - YES MEMBER, MAYOR CLAY ELLIS - YES MEMBER BLAIR JOHNSON - YES MEMBER, COUNCILMAN MICHAEL HOLDER - YES BATTALION CHIEF RUSSELL THOMAS - YES</p>
--	---

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION: AT 7:00 A.M. MR. GLADU CALLED THE MEETING TO ORDER. MR. ELLIS GAVE THE INVOCATION.**
- B. DISCUSS AND CONSIDER APPROVAL OF THE APRIL 18, 2023 MEETING MINUTES, MAY 2, 2023 SPECIAL CALLED MEETING MINUTES, AND CURRENT FINANCIAL STATUS.**
WE SAW A 6% MONTH-OVER-MONTH AND A 13.5% INCREASE OVER THE ROLLING 12 MONTHS.
 - **MR. ELLIS MADE A MOTION TO ACCEPT THE SPECIAL CALLED AND REGULAR MEETING MINUTES AS PRESENTED.**
 - **MR. HOLDER SECONDED THE MOTION.**
 - **THE MOTION PASSED 6:0**
- C. CITIZENS PARTICIPATION:**
 - i. 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.**
 1. GOOLSBY INCENTIVE: **NO UPDATE**
 2. COLLIN CO. RD. 1031: **NO UPDATE**
 3. LISCOTTI DEVELOPMENT CORPORATION: **WAITING ON OUR ATTORNEY PERF. AGREEMENT**
 4. NE DALLAS SURGERY CENTER: **WAITING ON OUR ATTORNEY TO REVIEW PERF. AGREEMENT**
 5. DUST FREE: **CONSTRUCTION CONTINUES. MR. HOUK HAS REQUESTED A MEETING WITH THE OWNER**
 6. NUTEX: **TO BE DISCUSSED IN THE NEXT ITEM**
 7. MARKET PLACE WEST: **NO UPDATE**
 8. ANVIL: **RECEIVED C.O. AND HAD A SOFT OPENING.**
 9. NEXCORE: **PERF. AGREEMENT BEING FINALIZED**
- E. TAKE ACTION REGARDING THE EXTENSION OF THE NUTEX INCENTIVE DEADLINE.**
CONSTRUCTION CONTINUES BUT PER THE PERFORMANCE AGREEMENT, THE C.O. DEADLINE EXPIRED ON APRIL 30, 2023. THEY ARE REQUESTING A 120-DAY EXTENSION DUE TO ISSUES BEYOND THEIR CONTROL.
 - **MR. PENSE MADE A MOTION TO GRANT THE 120-DAY EXTENSION TO AUGUST 31, 2023.**
 - **MR. ELLIS SECONDED THE MOTION.**
 - **THE MOTION PASSED 6:0**
- F. PRESENTATION FROM RESERVE CAPITAL PROJECTS REQUESTING INCENTIVE FOR COMMERCIAL DEVELOPMENT LOCATED AT 6723 W INTERSTATE 30.**
MR. GARNER PRESENTED HIS PROJECT TO THE BOARD. THE PROJECT CONSISTS OF TWO PHASES. PHASE ONE IS A 50K SF BUSINESS SUITE. SUITE TWO WOULD MIRROR PHASE ONE WITH POTENTIAL MEDICAL SUPPORT FACILITIES SIMILAR TO THEIR BUILDINGS ON HWY 276. RESERVE CAPITAL IS ASKING THE BOARD TO FOR \$820K IN INCENTIVES FOR THE TWO PHASES INCLUDING \$200K FOR UTILITIES THAT WEREN'T PART OF THEIR ORIGINAL

PLANS INCLUDING LOOPING THE WATER.

G. DIRECTORS REPORT

1. ANDERSON CROSSING: THE OWNER HAS APPLIED FOR ZONING BUT HAS NOT SUBMITTED HIS PLANS, YET. WE SHOULD SOON EXECUTE THE CONTRACT FOR THEM TO PURCHASE OUR LAND.
2. MULTI-TENANT CENTER BETWEEN POPEYES AND TACO BUENO: NAIL SALON HAS THEIR SIGN-UP, CHILOSO HAS A HIRING SIGN OUT AND SMOOTHIE KING HAS WORK GOING ON.
3. HUNT REGIONAL HOSPITAL GROUNDBREAKING: GROUNDBREAKING WILL TAKE PLACE ON THE 19TH AT NOON. PARKING AT ISD STADIUM WITH A SHUTTLE TO THE LOCATION.
4. DOWNTOWN PATIO PROJECT: WE'VE REACHED OUT TO ANOTHER FIRM FOR NUMBERS FOR THE PLAN SETS BECAUSE WE HAVEN'T HEARD FROM THE FIRM WE HAD BEEN USING. THE BID WE RECEIVED TOTALED \$21K FOR ALL THE PLANS.
5. TEDC MID-YEAR CONFERENCE: THE CONFERENCE WILL TAKE PLACE JUNE 21-23 IN ALLEN, TX. THE CONFERENCE IS OPEN TO BOARD MEMBERS INTERESTED IN ATTENDING.
6. ICSC RECON: THIS CONFERENCE TAKES PLACE NEXT WEEK. WE HAVE SEVERAL MEETINGS SET UP. BOTH STAFF MEMBERS AND ONE BOARD MEMBER WILL ATTEND.

**H. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
AT 7:33 A.M.**

a. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

1. INCENTIVE REQUEST FOR RESERVE CAPITAL PARTNERS FOR COMMERCIAL DEVELOPMENT LOCATED AT 6723 W INTERSTATE 30.
2. EXTENSION OF MERCANTILE BLVD
3. RETAIL RECRUITING UPDATE

I. ADJOURN CLOSED EXECUTIVE SESSION AT 8:12 A.M.

J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS AT 8:12 A.M.

1. INCENTIVE REQUEST FOR RESERVE CAPITAL PARTNERS – **NO ACTION**
2. MERCANTILE BLVD EXTENSION
 - MR. ELLIS MADE A MOTION TO GRANT \$300,000 FOR THE EXTENSION OF MERCANTILE BLVD AND TO AMEND (THE FY2023) BUDGET TO REFLECT (THE RESULTING LINE-ITEM OVERAGE)
 - MR. HOLDER SECONDED THE MOTION.
 - THE MOTION PASSED 6:0
3. RETAIL RECRUITING UPDATE: **NO ACTION**

K. ADJOURN:

- AT 8:14 A.M. MR. ELLIS MADE A MOTION TO ADJOURN.
- MR. JOHNSON SECONDED THE MOTION.
- THE MOTION PASSED 6:0.

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 27TH DAY OF JUNE, 2023.

DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

ATTEST: TONYA BROWN SECRETARY
