

<p><u>CDC STAFF IN ATTENDANCE:</u> CDC DIRECTOR CHARLES HOUK - YES CDC SECRETARY TONYA BROWN - YES <u>OTHER:</u></p>	<p><u>BOARD IN ATTENDANCE:</u> PRESIDENT DENA ELDER - YES VICE PRESIDENT BOBBY GLADU - YES TREASURER RICHARD PENSE - YES MEMBER, MAYOR CLAY ELLIS - YES MEMBER BLAIR JOHNSON - YES MEMBER, COUNCILMAN MICHAEL HOLDER - NO RUSSELL THOMAS - YES</p>
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AGENDA TOPICS:

A. CALL TO ORDER AND INVOCATION: A QUORUM WAS PRESENT. AT 7:00 A.M. MS. ELDER CALLED THE MEETING TO ORDER.

B. CITIZENS PARTICIPATION: 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.

A. DISCUSS AND CONSIDER ADOPTION OF A RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE COSTS OF STREET PROJECTS.

MR. HOUK INFORMED THE BOARD THAT IF WE PURSUE THIS DEVELOPMENT OPPORTUNITY, THE ADOPTION OF THIS RESOLUTION WHICH ALLOWS THE RCCDC TO REIMBURSE ITSELF FROM THE PROCEEDS OF THE BOND AND REQUIRES APPROVAL BY CITY COUNCIL, IS THE FIRST OF SEVERAL STEPS. THIS PROJECT WILL REQUIRE THE FOLLOWING ADDITIONAL STEPS:

1. PLANNING, ENGINEERING, AND ACQUIRING RIGHT-OF-WAY
 2. ENTERING A PERFORMANCE AGREEMENT WITH THE DEVELOPER
 3. ENTERING SOME TYPE OF AGREEMENT WITH THE CITY FOR ANY REIMBURSABLE EXPENSES AVAILABLE TO US
 4. ISSUING AND SELLING THE BONDS FOR FINANCING
- EACH STEP WILL REQUIRE ONE OR MULTIPLE APPROVALS FROM BOTH THE RCCDC BOARD AND THE CITY COUNCIL.
 - BECAUSE THIS WAS NOT A BUDGETED PROJECT, AMENDMENTS TO THE BUDGET MAY BE NECESSARY
 - ADOPTING THE RESOLUTION DOES NOT GIVE THE RCCDC THE ABILITY TO EXPEND FUNDS FOR THIS PROJECT.
 - OPTION ONE IS \$2.3M AND TAKES MERCANTILE RD. TO THE FLOODPLAIN WITH AN ANNUAL DEBT SERVICE OF \$205 K PER ANNUM.
 - OPTION TWO IS \$5.3M AND TAKES MERCANTILE RD. TO FM 548 (S. ELM ST.) WITH A DEBT SERVICE OF \$460 K PER ANNUM.
 - MR. HOUK RECOMMENDED ADOPTING THE RESOLUTION, WHICH ALLOWS THE RCCDC TO REIMBURSE ITSELF OUT OF THE BONDS, FOR THE FULL BOND AMOUNT OF \$6M AS THE BOND WILL ALLOW FOR ADDITIONAL STREET IMPROVEMENTS; IT ISN'T TIED TO MERCANTILE RD.

A LENGTHY DISCUSSION REGARDING THE PROJECT, OPTIONS, CURRENT & FUTURE FINANCIAL OBLIGATIONS, WORST-CASE SCENARIOS, ETC., TOOK PLACE.

- **AT 7:58 A.M. MR. GLADU MADE A MOTION TO ADOPT A RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE THE COSTS OF STREET PROJECTS.**
- **MR. PENSE SECONDED THE MOTION**
- **THE MOTION PASSED 6:0**

B. ADJOURN: AT 7:59 A.M. THE MEETING ADJOURNED.

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

ATTEST:

DENA ELDER, PRESIDENT

(BOBBY GLADU- VICE PRESIDENT)

TONYA BROWN, SECRETARY