

**CDC STAFF IN ATTENDANCE:**

CDC DIRECTOR CHARLES HOUK - PRESENT  
CDC SECRETARY TONYA BROWN - PRESENT

**OTHER:**

ASHLEE BURKE – RC CHAMBER  
CHRISTI HERNANDEZ – RC CHAMBER  
PAUL DAAK - RESIDENT

**BOARD IN ATTENDANCE:**

PRESIDENT DENA ELDER - ABSENT  
VICE PRESIDENT BOBBY GLADU - PRESENT  
TREASURER RICHARD PENSE - PRESENT  
MEMBER, MAYOR CLAY ELLIS - PRESENT  
MEMBER BLAIR JOHNSON - ABSENT  
MEMBER, COUNCILMAN MICHAEL HOLDER - ABSENT  
MEMBER RUSSELL THOMAS - PRESENT

**AGENDA TOPICS:**

- A. **CALL TO ORDER AND INVOCATION: AT 7:00 A.M., MR. GLADU CALLED THE MEETING TO ORDER; MAYOR ELLIS GAVE THE INVOCATION.**
- B. **DISCUSS AND CONSIDER APPROVAL OF THE AUGUST 22, 2023 MEETING MINUTES AND CURRENT FINANCIAL STATUS: NO DISCUSSION TOOK PLACE REGARDING THE MINUTES. SALES TAX REVENUE INCREASED BY 11.5% MONTH OVER MONTH AND 10% FOR THE ROLLING 12 MONTHS.**
  - AT 7:02 A.M. MR. PENSE MADE A MOTION TO APPROVE THE AUGUST 22, 2023 MEETING MINUTES.
  - MAYOR ELLIS SECONDED THE MOTION.
  - THE MOTION PASSED 4:0
- C. **CITIZENS PARTICIPATION: N/A**
- D. **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.**
- E. **RECESS REGULAR MEETING TO OPEN PUBLIC HEARING: AT 7:03 A.M.**
  - **TAKE TESTIMONY CONCERNING AN INCENTIVE PACKAGE FOR THE FOLLOWING PROJECT AND A CORRESPONDING INCREASE IN THE RCCD'S ASSIGNED FUND**
    1. **PROVIDENT 30 ADDITION: NO PUBLIC COMMENT**
- F. **CLOSE PUBLIC HEARING TO RECONVENE REGULAR MEETING: AT 7:03 A.M.**
- G. **DISCUSS ESTABLISHING CDC COMMITTEES: MR. HOUK DISCUSSED THE POSSIBILITY OF ESTABLISHING COMMITTEES TO REVIEW INCOMING PROJECTS/INCENTIVE REQUESTS – THIS WAS ONLY A DISCUSSION - NO ACTION NEEDED AT THIS TIME.**
- H. **DISCUSS AND ACT ON ENGAGING PETTY & ASSOCIATES FOR THE RCCDC STRATEGIC PLAN: MR. HOUK BRIEFLY DISCUSSED THE NEED FOR A STRATEGIC PLAN. THE BOARD REQUESTED MORE INFORMATION FROM MR. HOUK AT A LATER MEETING.**
  - AT 7:28 A.M., MR. PENSE MADE A MOTION TO TABLE THE ITEM
  - MAYOR ELLIS SECONDED THE MOTION
  - THE MOTION PASSED 4:0
- I. **DIRECTORS REPORT: CHARLES HOUK**
  1. **ACTIVE INCENTIVE UPDATE:**
    - Liscotti/Mercantile Blvd Construction: They are moving forward as the road gets constructed. We hope to announce the user of this project soon. We will meet with TMP, developer Darrell Lake, and the city's engineering team.
    - Nutex: Royse City ER Hospital has submitted its letter of completion and we expect to pay the initial incentive in October.
    - Marketplace West: No update
    - Dust Free: Received their C.O., and we are meeting with them next week to discuss the timing of reimbursement grants.
    - 50/50 Ranch & Texas Café: they are expecting to open next month. The Performance Agreements are still under review.
    - NE Dallas Surgery Center: no update
    - Nexcore: They expect to begin work on Hunt County Regional Hospital, this week and expect to be able to make up the time lost and still open by the end of next year
    - Provident 30 Addition: no update
    - Patio Update: We have received the engineering plans and have submitted them to the city's engineering group to verify accuracy/compliance before moving to hire a construction firm.
  2. **FY 2023-24 CDC BUDGET/INVESTMENT OF IDLE FUNDS: The City Council approved the budget at their last meeting. They are currently working on transferring our funds to the same bank they have switched their funds to.**
  3. **NATIONAL CONVENIENCE STORE/GAS STATION: We drove around the city with a national brand convenience store to look at current and future priority corners. They are interested in developing multiple locations over time.**

4. BUC-EE'S ADDITIONAL LAND: The developer who was considering purchasing the property has decided against it so it is back on the market.
  5. ANDERSON CROSSING: A development review committee meeting is scheduled for tomorrow.
  6. THE MEADOWS: Director Houk brought this developer together with the developer of Anderson Crossing to discuss the possibility of sharing infrastructure costs.
  7. CLOTHING MANUFACTURER RELOCATION: A California-based company wants to move to Royse City. Director Houk is working with the state on funds available for moving relocating out of state business to Texas. All Texas state incentives require a local incentive as well. Their \$15M - \$20M project in our Industrial Park will create 50 jobs. They currently bring in \$10M in annual revenue. We expect them to come to us for an incentive sometime before the end of the year.
  8. INDOOR SPORTS TRAINING FACILITY: Director Houk gave a tour around Royse City to a well-known, Texas, indoor baseball facility. They are looking for an industrial building or land with specific standards to hit their numbers.
  9. DOWNTOWN BOUTIQUE SHOP: A boutique retail shop has identified a space next to Hair Junkie.
  10. INDUSTRIAL PARK MANUFACTURER: Director Houk has had several calls regarding property either north or south of Lattimore Materials. This company is evaluating the viability of the project at this location as there are many challenges at these properties.
  11. RESTAURANT PROSPECT: Director Houk is meeting today with a well-known sit-down hamburger brand, who also has an emerging taco brand. They are interested in finding property that will accommodate both brands.
  12. NATIONAL BUILDING SUPPLY DISTRIBUTOR: This prospect is also looking around the Lattimore property.
- J. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:45 A.M.
- a. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
    1. FAMILY ENTERTAINMENT VENUE
    2. RETAIL RECRUITING UPDATE
- K. ADJOURN CLOSED EXECUTIVE SESSION: AT 8:26 A.M.
- L. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS
1. FAMILY ENTERTAINMENT VENUE – NO ACTION
  2. RETAIL RECRUITING UPDATE – NO ACTION
- M. ADJOURN:
- AT 8:27 A.M., MAYOR ELLIS MADE A MOTION TO ADJOURN.
  - MR. PENSE SECONDED THE MOTION.
  - THE MOTION PASSED 4:0

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS OF THE CITY OF ROYSE CITY, TEXAS on this 7<sup>TH</sup> day of NOVEMBER 2023.

ATTEST:

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DENA ELDER, PRESIDENT

(BOBBY GLADU- VICE PRESIDENT)

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TONYA BROWN, SECRETARY