



MEETING MINUTES
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, AUGUST 22, 2023- 7:00 A.M.
CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET – ROYSE CITY

CDC STAFF IN ATTENDANCE:

CDC DIRECTOR CHARLES HOUK - PRESENT
CDC SECRETARY TONYA BROWN - PRESENT
OTHER:
CHRISTI HERNANDEZ

BOARD IN ATTENDANCE:

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

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION: AT 7:00 A.M., MS. ELDER CALLED THE MEETING TO ORDER, MR. ELLIS GAVE THE INVOCATION**
- B. DISCUSS AND CONSIDER APPROVAL OF THE JULY 25, 2023 MEETING MINUTES, AUGUST 10, 2023 SPECIAL CALLED MEETING AND CURRENT FINANCIAL STATUS**
- MR. ELLIS MADE A MOTION TO APPROVE THE JULY 25, 2023, AND THE AUGUST 10, 2023 SPECIAL CALLED MEETING MINUTES.
 - MR. GLADU SECONDED THE MOTION.
 - THE MOTION PASSED 6:0.
- C. CITIZENS PARTICIPATION: N/A**
- 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.
- RECESS REGULAR MEETING TO OPEN PUBLIC HEARING: AT 7:03 A.M.**
- TAKE TESTIMONY CONCERNING AN INCENTIVE PACKAGE AND AN INCREASE OF THE CDC BUDGET LINE ITEM 'INCENTIVES' TO SATISFY THE RESPECTIVE INCENTIVE PACKAGE FOR THE FOLLOWING PROJECTS:
1. N.E. DALLAS SURGERY CENTER
 2. ROYSE CITY EMERGENCY HOSPITAL
 3. NEXCORE (HUNT REGIONAL MEDICAL CENTER)
 4. TEXAS CAFÉ DINER
 5. 50/50 RANCH INC
 6. MERCANTILE BLVD EXTENSION
 7. ANVIL BREWING #2
- D. CLOSE PUBLIC HEARING TO RECONVENE REGULAR MEETING: AT 7:04 A.M**
- E. DISCUSS AND ACT ON RESCINDING INCENTIVE FOR COLLIN CO RD 1031 AT 7:06 A.M.**
- MR. ELLIS MADE A MOTION TO RESCIND THE INCENTIVE FOR COLLIN CO RD 1031
 - MR. PENSE SECONDED THE MOTION.
 - THE MOTION PASSED 6:0
- F. DISCUSS AND ACT ON RESCINDING INCENTIVE FOR SPENCER GOOLSBY AT 7:07 A.M.**
- MR. PENSE MADE A MOTION TO RESCIND THE INCENTIVE FOR SPENCER GOOLSBY.
 - MR. ELLIS SECONDED THE MOTION.
 - THE MOTION PASSED 6:0
- G. DISCUSS AND ACT ON ADOPTING THE CDC ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 ENDING ON SEPTEMBER 30 2024, AND PROVIDING FOR INTRA-FUND TRANSFERS AND INVESTMENT OF IDLE FUNDS. AT 7:33 A.M.**
- MR. PENSE MADE A MOTION TO ADOPT THE CDC ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 ENDING ON SEPTEMBER 30, 2024, AND PROVIDING FOR INTRA-FUND TRANSFERS AND INVESTMENT OF IDLE FUNDS.
 - MR. ELLIS SECONDED THE MOTION.
 - THE MOTION PASSED 6:0.
- H. DIRECTORS REPORT**
1. ACTIVE INCENTIVE UPDATE
 - PROVIDENT 30 ADDITION: PERFORMANCE AGREEMENT NEEDS ATTORNEY APPROVAL
 - DOWNTOWN PAITO PROJECT: ENGINEERING WORK CONTINUES

- 50/50 RANCH & TEXAS CAFÉ: WORK IS ONGOING. PERFORMANCE AGREEMENT AWAITING ATTORNEY'S APPROVAL
- MERCANTILE BLVD EXPANSION: HORIZONTAL AND VERTICAL ALIGNMENT ARE COMPLETE. THE SCHEMATIC CANNOT BE COMPLETE UNTIL THE HYDOLOGY REPORT IS COMPLETE, EVALUATED, AND COMPARED TO THE LOMAR. DARRYL LAKE IS GETTING SOME INTEREST ON THE EAST SIDE OF 548. THIS WILL BE A PHASED PROJECT.
- NEXCORE: CITY ATTORNEY HAS APPROVED THE AGREEMENT; THE AGREEMENT IS AWAITING COMMENTS OR EXECUTION FROM NEXCORE. THEY ARE STILL IN DISCUSSION WITH THE CITY REGARDING THE CAPITAL AGREEMENTS. THE CITY HOLD OFF UNTIL BOTH AGREEMENTS CAN BE EXECUTED AT THE SAME TIME. PER THEIR CONTRACT, HUNT REGIONAL NEEDS TO START MOVING DIRT IN SEPTEMBER
- LISCOTTI: THE PERFORMANCE AGREEMENT HAS BEEN EXECUTED. AS SOON AS THE USER SUBMITS THE PLANS TO THE CITY, WE HAVE THE GREEN LIGHT TO ANNOUNCE THE USER.
- NE DALLAS SURGERY CENTER: AWAITING OUR ATTORNEY'S APPROVAL.
- ANVIL: OPEN AND DOING WELL
- NUTEX: OPENED ON AUGUST 3RD AND DOING WELL
- MARKET PLACE WEST: NO UPDATE. WILL DISCUSS IN CLOSED SESSION
- DUST FREE: CONSTRUCTION COMPLETE. WILL BE CALLING IN THEIR FINAL INSPECTION
- 2. RETAIL LIVE 2023 CONFERENCE: MR. HOUK PLANS TO ATTEND THIS EVENT SIMILAR TO ICSC BUT ON A SMALLER SCALE.
- 3. THE MEADOWS: THIS DEVELOPMENT HAS A NEW OWNER WHO PLANS TO REVIVE THE ORIGINAL CONCEPT MINUS THE WATERPARK ASPECT. IT HAS THE POTENTIAL TO BE A NEW RETAIL HUB WITH SINGLE OR MULTI-FAMILY
- I. **RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:44 A.M.**
 - a. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. RETAIL RECRUITING UPDATE
- J. **ADJOURN CLOSED EXECUTIVE SESSION: AT 8:15 A.M.**
- K. **RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
 - 1. RETAIL RECRUITING UPDATE: NO ACTION
- L. **ADJOURN: AT 8:15 A.M.**

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS OF THE CITY OF ROYSE CITY, TEXAS on this 26th day of SEPTEMBER 2023.

ATTEST:

DENA ELDER, PRESIDENT

(BOBBY GLADU- VICE PRESIDENT)

TONYA BROWN, SECRETARY