



MEETING MINUTES

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

TUESDAY, JANUARY 23, 2024- 7:00 A.M.

CONFERENCE ROOM – CITY HALL - 305 N ARCH ST – ROYSE CITY

<div>CDC STAFF IN ATTENDANCE:</div> <div>CDC DIRECTOR CHARLES HOUK - PRESENT</div> <div>CDC SECRETARY TONYA BROWN - PRESENT</div> <div>OTHER:</div> <div>JORDAN FELIX</div> <div>CHRISTI HERNANDEZ</div>	<div>BOARD IN ATTENDANCE:</div> <div>TREASURER RICHARD PENSE – PRESENT</div> <div>MEMBER, MAYOR CLAY ELLIS – PRESENT</div> <div>MEMBER BLAIR JOHNSON – PRESENT</div> <div>MEMBER, COUNCILMAN MICHAEL HOLDER – PRESENT</div> <div>MEMBER RUSSELL THOMAS – PRESENT</div> <div>MEMBER CRAIG LAWRENCE SR. – PRESENT</div> <div>MEMBER DAN MCREYNOLDS – PRESENT</div>
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- AGENDA TOPICS:
- A.

CALL TO ORDER AND INVOCATION - @ 7:00 A.M., MR. PENSE CALLED THE MEETING TO ORDER
- B.

DISCUSS AND CONSIDER APPROVAL OF DECEMBER 19, 2023 MEETING MINUTES AND CURRENT FINANCIAL STATUS

NO DISCUSSION WAS HELD REGARDING THE DECEMBER MINUTES. SALES TAX COMPARISON FOR JANUARY 2024 SHOWED A 13.49% INCREASE OVER JANUARY 2023. OVER THE ROLLING 12 MONTHS, WE SAW A 11.5% INCREASE.

MR. THOMAS MADE A MOTION TO APPROVE THE MINUTES.

MR. HOLDER SECONDED THE MOTION

THE MOTION PASSED 7:0
- C.

CITIZENS PARTICIPATION: NO CITIZEN 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.

CONSIDER AND ACT ON ELECTING CDC BOARD PRESIDENT:

MR. ELLIS MADE A MOTION TO ELLECT RICHARD PENSE AS PRESIDENT.

MR. HOLDER SECONDED THE MOTION.

THE MOTION PASSED 7:0
- E.

CONSIDER AND ACT ON ELECTING CDC BOARD VICE PRESIDENT

MR ELLIS MAKE A MOTION TO ELECT RUSSELL THOMAS AS VICE PRESIDENT.

MR. HOLDER SECONDED THE MOTION.

THE MOTION PASSED 7:0
- F.

CONSIDER AND ACT ON ELECTING CDC BOARD TREASURER

MR. ELLIS MADE A MOTION TO ELECT BLAIR JOHNSON AS TREASURER

MR. HOLDER SECONDED THE MOTION.

THE MOTION PASSED 7:0
- G.

CONSIDER AND ACT ON ENGAGING ED SUITE TO CREATE A STRATEGIC MARKETING PLAN FOR ROYSE CITY CDC.

MR. THOMAS EXPRESSED CONCERN REGARDING THE USEFULNESS “IN THE NEXT 365 DAYS” OF UTILIZING THESE TYPES OF SERVICES BASED ON HISTORY WITH OTHER ORGANIZATIONS AS WELL AS THE CONCERN OF POTENTIALLY CREATING A PERPETUAL CYCLE OF INCREASED SPENDING FOR SERVICES FOR WHICH WE CAN NOT SEE A DIRECT BENEFIT AT THIS TIME.

MR. ELLIS MADE A MOTION TO NOT ENTER INTO A STRATEGIC MARKETING PLAN WITH ED SUITE

MR. THOMAS SECONDED THE MOTION.

THE MOTION PASSED 7:0

(MR. PENSE THANKED THE BOARD FOR THE DISCUSSION AND EXPRESSED THAT AS A WHOLE, HE WOULD LIKE TO HAVE THE BOARD COME BACK TO THE TABLE WITH SOLUTIONS/SUBSTITUTIONS FOR TOPICS SUCH AS THIS THAT HELP SUPPORT MR. HOUK’S EFFORTS TO REACH OUR GOALS, THAT THEY WOULD BE IN FAVOR OF)
- H.

PRESENTATION FROM RENEW COFFEE COMPANY REQUESTING INCENTIVE FOR 211 E MAIN ST – THIS ITEM WAS PULLED FROM THE AGENDA
- I.

CONSIDER AND ACT ON AMENDING THE DUST FREE PERFORMANCE AGREEMENT DATED MAY 13, 2022.

MR. ELLIS MADE A MOTION TO AMEND THE PERFORMANCE AGREEMENT AS DISCUSSED

MR. REYNOLDS SECONDED THE MOTION.

THE MOTION PASSED 7:0
- J.

DIRECTORS REPORT: CHARLES HOUK

1.

ACTIVE INCENTIVE UPDATE:

PROVIDENT 30 ADDITION: DEVELOPER WANT TO MOVE FORWARD ASAP. STILL WORKING THROUGH ISSUES WITH THE CITY. THE CAPITAL IMPROVEMENT AGREEMENT AND THE DEVELOPER-SIGNED PERFORMANCE AGREEMENT ARE WITH CITY OFFICIALS.

PATIO PROJECT: HAVING DIFFICULTY COMMUNICATING WITH CONTRACTORS SURROUNDING BID.

50/50 RANCH: PA SIGNED BY CDC - BUILDING OWNER STILL NEEDS TO SIGN AND SUBMIT DOCUMENTS AS OUTLINED IN PA.

TNP- MERCANTILE BLVD: THE 100% SUBMITTAL PLANS WERE SUBMITTED YESTERDAY. THEY HAVE BEEN WORKING ON PLAN TO TAKE ERBY CAMPBELL BEHIND THE EMERGENCY ROOM.

- NEXTCORE - HUNT CO. REGIONAL HOSPITAL: THEY HAVE PUT UP A SIGN WITH THE PROJECT RENDERING AND MAKING PROGRESS WITH THE PROJECT. THEY ARE ALSO HEAD OF SCHEDULE WITH PHASE II.
 - NE DALLAS SURGERY CENTER: PA IS STILL WITH CITY ATTORNEY
 - LISCOTTI: NO UPDATES. PA IS STILL WITH THE CITY ATTORNEY (SHOULD OPEN IN CONJUNCTION WITH MERCANTILE BLVD EXPANSION
 - ANVIL: NO UPDATE
 - NUTEX: NO UPDATE
 - MARKET PLACE WEST: 114 ACRES WEST AND NORTH OF WALMART. OF PORTION OF THE PLAT GOES TO COUNCIL TONIGHT. THEY MUST PUT IN INFRASTRUCTURE FOR OUR GRANT TO BE RECEIVED. MERCANTILE BLVD WILL GO AROUND THE SITE TO THE SERVICE ROAD.
 - SMOKE SESSION: PERFORMANCE AGREEMENT STIPULATES PROPERTY TO BE CONVEYED TO BUSINESS OWNERS. WE WILL WORK WITH OUR ATTORNEY ON CONVEYANCE AFTER VERIFICATION OF OBLIGATIONS.
 - NATIVE STATION: A DEFAULT LETTER WAS SENT TO THE BUSINESS OWNERS. IT WAS RETURNED UNDELIVERABLE. IT HAS BEEN REMAILED TO THE HOME ADDRESSES. ONE OF THE OWNERS SAID A RESPONSE HAS BEEN MAILED. IT IS CURRENTLY LISTED FOR \$1.8M.
2. BOND FOR ROAD PROJECTS: WE HAVE BEEN WAITING FOR THE 100% SUBMITTAL PLAN BEFORE SENDING OUT FOR BID. WE WILL STRATEGIZE THE SELLING OF THE BONDS DUE TO THE UNCERTAINTY OF INTEREST RATES. RATES FOR THE SALES TAX ANTICIPATION REVENUE BOND WILL BE HIGHER THAN WHAT THE CITY PAID. WE WILL REIMBURSE OURSELVES OUT OF THE BOND PROCEEDS. WHEN IT IS APPROPRIATE, WE WILL CONTACT THE FINANCIAL ADVISOR.
 3. NEW HEIGHTS CLINIC: AN AUTISTIC CLINIC LOCATED IN ROYSE CITY AT 302 MAIN STREET, IS INTERESTED IN EXPANDING. THEY PREFER TO BUY INSTEAD OF LEASING.
 4. MULTI-TENANT CENTER ON FM 35: ACROSS FROM FORT ELEMENTARY. IT'S DESIGNED TO HAVE AN 1100 FT MULTI-TENANT CENTER. THEY HAVE 4 TENANTS WHO HAVE PRELEASED. 3000 FT IS STILL AVAILABLE TO LEASE.
 5. TEXACO ROYSE CITY: MAINSTREET MARKET WILL BE BUILT AT THIS LOCATION AND TAKE UP BOTH GAS STATIONS. MAINSTREET MARKET SEPARATE CAR AND TRUCK GAS PUMPS, A TRADITIONAL CONVENIENCE STORE FOOTPRINT, A HARDWARE STORE, A 12,000SF GROCERY STORE, A FAST FOOD COURT, AND A CIGAR SHOP. THEY ARE WAITING FOR THE EXIT OFF OF I-30 TO BE MOVED BACK. THEY ARE CURRENTLY IN THE TEXACO AND WILL REVAMP IT UNTIL THE OTHER CAN TAKE PLACE.
 6. VERANDAH MULTI-FAMILY: PULLED FROM COUNCIL AGENDA. THEY PLAN TO PUT UP SOME COMMERCIAL, MULTI-FAMILY, AND MIXED-USE AT FM 2642 & FM 2648.
 7. ROCKWALL COUNTY DAYS: MR. HOUK WILL ATTEND THE EVENT IN AUSTIN PUT ON BY THE ROCKWALL AREA CHAMBER AND HOSTED BY OUR LOCAL REPRESENTATIVES.
 8. TEDC WINTER CONFERENCE: MR. HOUK AND MRS. BROWN WILL ATTEND THE CONFERENCE.
 9. ICSC RED RIVER CONFERENCE: THIS WILL BE HELD IN DALLAS WEDNESDAY THROUGH FRIDAY.
 10. RETAIL RECRUITING UPDATE: MR. HOUK DISCUSSED THE INTEREST WE'VE BEEN GETTING FROM GROCERY STORES. THERE ARE INFRASTRUCTURE ISSUES THAT ARE DIFFICULT FOR SOME OF THE SMALLER BUSINESSES AS EASILY AS OTHER LARGER ANCHORS.

[MR. THOMAS REQUESTED THAT THE DISCUSSION BE MOVED INTO EXECUTIVE SESSION.]

K. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:48 A.M.

- i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 1. RENEW COFFEE: **PULLED FROM THE AGENDA**
 2. MERCANTILE BLVD
 3. MARKET PLACE WEST
 4. FM 35 MULTI-TENANT CENTER
 5. NE CORNER OF I-30/FM 2642
 6. PROVIDENT I-30 ADDITION
 7. RETAIL UPDATE WAS ADDED TO THE CLOSED EXECUTIVE SESSION

L. ADJOURN CLOSED EXECUTIVE SESSION: AT 8:18 A.M.

M. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS: AT 8:19 A.M.

1. RENEW COFFEE: **PULLED FROM THE AGENDA**
NO ACTION WAS TAKEN ON THE FOLLOWING ITEMS:
2. MERCANTILE BLVD
3. MARKET PLACE WEST

- 4. FM 35 MULTI-TENANT CENTER
- 5. NE CORNER OF I-30/FM 2642
- 6. PROVIDENT I-30 ADDITION
- 7. RETAIL UPDATE

N. ADJOURN: AT 8:20 A.M. THE MEETING ADJOURNED

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 27TH DAY OF FEBRUARY 2024.

RICHARD PENSE – PRESIDENT

ATTEST: TONYA BROWN SECRETARY