

**AGENDA TOPICS:**

**A. CALL TO ORDER AND INVOCATION - AT 7:02 A.M., MR. PENSE CALLED THE MEETING TO ORDER AND MR. ELLIS GAVE THE INVOCATION.**

**B. DISCUSS AND CONSIDER APPROVAL OF THE JANUARY 23, 2024, MEETING MINUTES AND CURRENT FINANCIAL STATUS**  
**NO DISCUSSION WAS HELD REGARDING THE JANUARY MINUTES. SALES TAX COMPARISON FOR FEBRUARY 2024**  
**SHOWED A 3.2% INCREASE OVER FEBRUARY 2023. THE ROLLING 12 MONTHS SHOW A 10.6% INCREASE.**

[MR. PENSE ASKED MR. HOUK TO DISCUSS THE INTEREST-BEARING ACCOUNT. MR. HOUK DISCUSSED THE CHANGE IN INTEREST EARNED. GOING INTO FY24, THE BOARD VOTED TO TRANSFER THE MAJORITY OF THE CDC'S FUNDS TO THE CITY'S INTEREST-BEARING ACCOUNT. BEFORE THE TRANSFER THE CDC WAS EARNING BETWEEN \$200 - \$300 PER MONTH, SINCE THE MOVE WE HAVE BEEN EARNING BETWEEN \$20,000 - \$25,000 PER MONTH.]

- **AT MR. HOLDER MADE A MOTION TO APPROVE THE JANUARY 23, 2024, MEETING MINUTES.**
- **MR. ELLIS SECONDED THE MOTION**
- **THE MOTION PASSED 6:0**

**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. RECESS REGULAR MEETING AT 7:04 A.M.**

**E. OPEN PUBLIC HEARING TO TAKE TESTIMONY CONCERNING THE FOLLOWING RCCDC INCENTIVE PROJECTS: AT 7:04 A.M.**  
**MR. PENSE OPENED THE PUBLIC HEARING.**

- 1. LISCOTTI DEVELOPMENT CORPORATION**
- 2. PATIO PROJECT**

**NO CITIZENS WERE PRESENT TO GIVE TESTIMONY FOR OR AGAINST THE PROJECTS.**

**F. CLOSE PUBLIC HEARING: AT 7:05 A.M. MR. PENSE CLOSED THE PUBLIC HEARING**

**G. RECONVENE REGULAR MEETING: AT 7:05 A.M., MR. PENSE RECONVENED THE REGULAR MEETING.**

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

**I. DIRECTORS REPORT: CHARLES HOUK**

**1. ACTIVE INCENTIVE UPDATE:**

- **PROVIDENT I-30 ADDITION: TO BE DISCUSSED MORE IN EXECUTIVE SESSION. THEY ARE STILL WORKING WITH THE CITY TO ADDRESS SOME ISSUES.**
- **PATIO PROJECT: NO UPDATE**
- **NEXCORE: THE SLAB SHOULD BE COMPLETED THIS WEEK.**
- **NE DALLAS SURGERY CENTER: NO UPDATE**
- **TNP- MERCANTILE BLVD: THE PRELIMINARY BID SET PLANS HAVE BEEN SENT OUT TO SOME CONTRACTORS. MR. HOUK EXPECTS TO MEET WITH CITY PLANNING STAFF AND TNP TO NARROW IT DOWN TO 2-3 CONTRACTS AND WELCOMED THE BOARD TO ATTEND. ONCE THE BIDS HAVE BEEN NARROWED DOWN THE RCCDC WILL CALL A SPECIAL MEETING TO MAKE THE FINAL SELECTION. AFTER THE FINAL SELECTION, WE CAN BEGIN THE CONSTRUCTION PHASE. THE PERFORMANCE AGREEMENT WITH SUMMIT SHOULD BE SIGNED SOON, WE ARE WAITING ON SOME EXHIBITS TO FINALIZE THE DOCUMENT SO THAT WE CAN BEGIN THE SIGNATURE PROCESS.**

- 50/50 RANCH: PA SIGNED BY CDC – THE GRANT HAS BEEN PAID.
  - LISCOTTI: NO UPDATES.
  - NUTEX: THE COMPLETION GRANT (FIRST PHASE) OF THIS INCENTIVE HAS BEEN PAID OUT.
  - MARKETPLACE WEST: A FINAL PLAT WAS APPROVED ON THE LOWES PROPERTY WHICH HAS A PURCHASE-OF-SALE AGREEMENT AT THIS DEVELOPMENT. THIS PHASE OF THE DEVELOPMENT DOES NOT CONNECT MERCANTILE BLVD TO THE SERVICE ROAD. IT WILL EXTEND BEHIND WALMART AND LOWES TO THE WEST OF THE LOWES PROPERTY WHERE IT WILL END. THERE WILL BE AN APPROXIMATE 250 -300 YARD GAP BETWEEN MERCANTILE BLVD AND THE SERVICE ROAD. THE DEVELOPER IS TWO YEARS INTO A FIVE-YEAR DEAL. OUR INCENTIVE ISN'T TRIGGERED UNTIL MERCANTILE CONNECTS TO THE SERVICE ROAD.
  - DUST FREE: THE BOARD APPROVED AMENDMENT TO THE PERFORMANCE AGREEMENT IS IN PROCESS REGARDING THE PURCHASE OF ONE PIECE OF EQUIPMENT INSTEAD OF THE TWO PIECES ORIGINALLY IN THE AGREEMENT.
  - NATIVE STATION: THE DEFAULT LETTER AND RESPONSE WAS RECEIVED.
2. BOND FOR ROAD PROJECTS: WE HAVE FOLLOWED ALL THE PROCEDURAL STEPS TO ISSUE THE BOND. THE NEXT STEP WILL BE TO EVALUATE OUR CREDIT RATING. WE ARE ALSO EXPLORING THE POSSIBILITY OF USING A COMMERCIAL LOAN FOR THIS PROJECT INSTEAD.
  3. NEW HEIGHTS CLINIC: THE AUTISTIC CLINIC LOCATED AT 302 MAIN STREET HAS OUTGROWN THEIR CURRENT FACILITY. THEY MAY RELOCATE INTO THE OFFICE SPACE AT 115 FM 2453 WHICH WILL ALLOW THEM TO GROW THREE TIMES THEIR CURRENT SIZE.
  4. SHAWN KONDA PROPERTY ON MERCANTILE: SHAWN OWNS 18 ACRES ALONG MERCANTILE BLVD, NORTH OF WALMART. THEY HAVE A PLAN TO DEVELOP TWO PAD SITES. ONE ON ERBY CAMPBELL AND ONE NORTH OF THERE. THE REMAINING 15 ACRES WILL BE FOR DENTION AND A RETAIL OFFICE. MR. HOUK HAS TRIED TO CONNECT MR. KONDA WITH WENDEL IRBY, WHO OWNS THE TOWERS.
  5. CLARENC JORIF: MR. JORIF HAS 20 ACRES WEST OF THE LATTIMORE PROPERTY. HIS CURRENT PLANS INCLUDE A SCALED-BACK VERSION OF HIS ORIGINAL PLANS FOR A SHOOTING RANGE WITH SOME FLEX OFFIC IN THE BACK, BUT HE HAS NOT DONE ANY SITE PLANNING.
  6. ROBERT HURD PROPERTY ON FM 548: THIS 15-ACRE PROPERTY IS SOUTH OF THE MOBILE HOME PARK. HIS CONCEPT PLAN INCLUDES DEVELOPING THE FRONT 6 ACRES WITH FOUR RESTAURANTS.
  7. 305 E. MAIN ST.: THE OWNER OF THE BUILDING WITH THE BEAUTY BAR IS DISCUSSING WITH THE CITY TO PURCHASE THE LOT NEXT DOOR. HIS PLANS INCLUDE TEARING DOWN HIS BUILDING TO BUILD A 1-STORY OR 2-STORY RETAIL BUILDING. HIS CONCEPT PLAN INCLUDES A DRIVE-THRU ON ONE END, A RESTAURATEUR ON THE OTHER CORNER, RETAIL IN THE MIDDLE, AND IF HE CHOOSES TO ADD A SECOND STORY, MR. HOUK IS ENCOURAGING A "WELLNESS" THEMED OFFICE SUITE.
  8. ROCKWALL COUNTY DAYS: MR. HOUK ATTENDED THE EVENT IN AUSTIN IN JANUARY. THE PURPOSE IS TO FOSTER SOME COLLABORATION BETWEEN STATE OFFICIALS, LOCAL GOVERNMENT AND LOCAL BUSINESSES.
  9. TEDC WINTER CONFERENCE: MR. HOUK AND MRS. BROWN ATTENDED THE CONFERENCE IN SAN ANTONIO. ONE OF THE BEST SESSIONS DISCUSSED HOW THE COLLEGES PARTNER TO PROVIDE NON-CREDITED CERTIFICATES TO PREPARE A WORKFORCE FOR SPECIFIC JOBS. WE ALSO LEARNED THAT THE NUMBER ONE SITE SELECTION CRITERIA IS THE ABILITY TO DELIVER ENOUGH POWER, THE SECOND IS WATER.
  10. ICSC RED RIVER CONFERENCE: SMALLER VERSION OF ICSC VEGAS. MR. HOUK MET WITH VARIOUS BROKERS AND DEVELOPERS WHO ARE ACTIVE IN ROYSE CITY.

**J. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:30 A.M.**

- i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
  1. RENEW COFFEE: **PULLED FROM THE AGENDA**

2. MERCANTILE BLVD
3. MARKETPLACE 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

ii. SECTION 551.074 PERSONNEL MATTERS

8. MR. PENSE REQUESTED A DISCUSSION REGARDING RCCDC STAFF
  - a. DIRECTOR HOUK
  - b. ASSISTANT BROWN

K. ADJOURN CLOSED EXECUTIVE SESSION: **AT 8:49 A.M.**

L. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION  
DELIBERATIONS: **AT 8:49 A.M.**

1. RENEW COFFEE: **PULLED FROM THE AGENDA**

**NO ACTION WAS TAKEN ON ANY OF THE FOLLOWING ITEMS:**

2. MERCANTILE BLVD
3. MARKETPLACE WEST
4. FM 35 MULTI-TENANT CENTER
5. NE CORNER OF I-30/FM 2642
6. PROVIDENT I-30 ADDITION
7. RETAIL UPDATE
8. RCCDC STAFF

M. ADJOURN: **AT 8:50 A.M. THE MEETING ADJOURNED**

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 26TH DAY OF MARCH 2024, 6:0.

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RICHARD PENSE – PRESIDENT

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ATTEST: TONYA BROWN SECRETARY