

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
JANUARY 22, 2013  
7:00 A.M. CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189

MINUTES

- The meeting was called to order by Mike Gilbert and invocation was given by Larry Lott at 7:02 a.m.
- The minutes and financial statement of the previous meeting were approved. The motion to approve by Charles Houk and seconded by Richard Pense. The motion passed with a vote of 5 to 0 at 7:05 a.m.
- No citizen participation.
- Mike Gilbert called for closed Executive session at 7:07 a.m. to deliberate on two potential incentive items that will be presented to City Council at their January 22, 2013 meeting, if approved by the CDC Board.
- Mike Gilbert reconvened into regular session at 7:35 a.m.

First order of business will be voting on the following two items:

1. Incentive grant for part of ISO Study, in the amount of \$4,900.

- A motion was made to pay 50% of the ISO study cost in the amount of \$4,900. First motion was made by Charles Houk and seconded by Richard Pense. The motion passed with a vote of 5 to 0.

2. Incentive grant for Frosted Whimsy Bakery, in the amount of \$16,000.

- A motion was made by Carey Bryant and seconded by Richard Pense to give incentive grant money in the amount of \$16,000 to Frosted Whimsy Bakery. The incentive money will go towards equipment such as yogurt machine, floral fridge and for new counters that will be permanent. The place of occupancy will be the Leeza's building in downtown Royse City. The motion passed with a vote of 5 to 0.

**Director's report was given to include:**

- A. Doug Woodson, Real Estate Director for Hickman Group, 43 acres behind the Shell/McDonalds, possible sale to another developer, or go into a joint venture with another developer. Will possibly pursue 380 agreement with the city.
- B. I-30 over pass, 2 parcels of land that are still waiting for the possession in use agreement. It takes a 67% vote in Briarstone to sell its parcel; having a hard time getting enough people to cover that percentage. Will still go to eminent domain, at that time ED will set the price. There is one other parcel set for hearing on Feb 13<sup>th</sup>, 2013. Should be clear for utility relocation to begin at that time. Utility relocation will likely take 2 – 6 months to complete.
- C. Wing Dingers site – 1 developer wanting to buy just the corner, 1 developer wanting to buy the school property and WD site, will know in 30 days.
- D. Dan Robertson, Sonoma Ridge, on West/northwest section, might see some activity occurring pretty soon.
- E. New Home Permits as follows: 131 for 2012; 66 for 2011; and 60 for 2010. Residential growth extremely important.
- F. Holiday Homes acquired 25 – 30 lots at Stone River Golf Center; these will be primarily larger homes.
- G. Walmart – moving forward slowly. Have received preliminary plat approval.
- H. An interested party wanting to bring a Pool hall/sports bar, next to Rice Express.
- I. Joint meeting between City Council and School Board, about “what is going in the city”; Richard Pense states the importance of sharing information how it keeps from double work, and City Manager Carl Alsabrook adds that it was an icebreaker began with fixing Circle Drive and how that benefits both the school and city.
- J. Wylie Downtown visit, Paula, Larry, Amanda Mangrum, and Janet Nichol; looked at Wylie's downtown, was really impressed, the buildings are owned by the People (the actual stores within the

buildings, not by a second party). Wylie Downtown was very inviting and very friendly. They have a waiting list of people wanting to open businesses in Wylie. There is a Father & Son Developer team that has been important in building Wylie and is interested in coming to tour downtown Royse City and give some input on changes.

Next CDC board meeting will be Tuesday, February 26<sup>th</sup>, at 7 am at Royse City's City Hall, meeting room.

No Chairman Report

Mainstreet Director Report – Paula Morris

- Mentioned that Daryl Peoples (the owner of the future Frosted Whimsy Bakery location) is interested in renovations to the exterior of the building.
- Tracy Treadway owner of FWB is very passionate about her bakery. She also would like to incorporate some of the city's needs into her location. This would include a yogurt machine and a small floral fridge. She would be a great addition to our downtown.
- Touched base on how wonderful the trip/tour of downtown Wylie was. It is what we would love Royse City to become and can become.

The meeting was adjourned at 8:03 a.m.

Present:

Charles Houk  
Clay Ellis  
Mike Gilbert  
Richard Pense  
Carey Bryant  
Paula Morris, Mainstreet Director  
Samantha Kendzierski, Secretary  
Larry Lott, Executive Director  
Carl Alsabrook, City Manager

Not Present:

Dena Elder  
Jesse Vaughn

ATTEST:

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Secretary  
Samantha Kendzierski

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Vice-President  
Mike Gilbert