

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
MARCH 26, 2013
7:00 A.M. CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189

MINUTES

- The meeting was called to order by Dena Elder and invocation was given by Clay Ellis at 7:03 a.m.
- The minutes and financial statement of the previous meeting were approved. The motion to approve by Richard Pense and seconded by Clay Ellis. The motion passed with a vote of 5 to 0 at 7:05 a.m.
- Visiting citizen is Bobby Gladu, President of AA Granite and Limestone and Artisan Masonry. Mr. Gladu discussed his company's intentions to move to Royse City and requested the CDC provide a financial incentive to pay a portion of water line upgrade on Circle Drive.
- Dena Elder closed Regular session at 7:11 a.m. and entered into Executive session to discuss incentive grant for upgrade of RC water line on Circle Drive.
- Executive Session ended at 7:36 a.m.
- Dena Elder reconvened into regular session at 7:36 a.m.
- Motion for the upgrade of water line on Circle Drive.
 - a) Charles Houk made the first motion to accept the incentive grant request from AA Granite and Limestone to assist with the upgrade of Royse City's water line on Circle Drive. Incentive grant request is for the amount of 50 percent of actual cost not to exceed \$40,000. The motion was seconded by Clay Ellis. The motion passed with a vote of 5 to 0.
 - Incentive grant for upgrading Royse City's water line on Circle Drive. AA Granite and Limestone would bring a substantial number of jobs to the Royse City area.
 - Planning their move to new building in June.

- The Circle Lane Road repair would have to start after the waterline was upgraded.

New Business:

- Royse City Chamber of Commerce Golf Tournament will be on May 24th at Buffalo Creek.

CDC Sponsorship would be \$150.

Richard Pense makes first motion to pay for a sponsorship towards the RC Chamber Golf Tournament in the amount of \$150. The motion was seconded by Clay Ellis. The motion passed with a vote of 5 to 0 at 7:39 a.m.

Director's report was given to include:

- A. 548/I-30 corner, 2 pieces of property Wingdingers and School Admin site under contract w/ San Antonio developer. Would like to have a national chain food establishment plus possible fast food chain built on those sites. There will be an electronic sign on 4 x 4 piece of the property that will be dedicated to the city.
- B. Erby-Cambell, had a delay with parcel 17 and 18 waiting for right of way agreement, preconstruction meeting scheduled for next week, most of the utility relocation has started, construction will start in May for overpass.
- C. Provident, northeast and northwest corner of service road have several contracts going on dealing with easement acquisitions, sewer upgrades, turn lanes going into Provident site; ongoing
- D. Imperium, 16 acres by the high school, easement for utilities waiting for the City's sign off.
- E. Highlands of McKamy, Houston street runs into County Line Rd, Avalon Development Holding, will be closing on 76 lots and 43 undeveloped acres would like to build 30 houses a year.
- F. Hidden Creek – developer looking at purchasing remaining lots in Phase 2 along with remaining undeveloped acreage in Phase 3, 4, 5.

- G. Kerala subdivision, FM 1777, tremendous amount of offsite infrastructure work all completed beginning onsite infrastructure would like to begin on 38 homes started within calendar year.
- H. Half & Associations Engineers, upgrades to 66 cuplet will not begin for another 17 to 20 years; proposed plan would be a westbound upgrade of Church Street from Josephine Street to just past Pond Branch Creek, then tie back into Hwy 66.
- I. Strategic Planning exercise – no firm dates when we do get involved keep in mind what the community development long term plans should be.
- J. Leadership Rockwall – presentation “reach out to talk” spoke to people involved with Leadership Rockwall, spoke on plans for Royse City's future.

Mainstreet Director Report – Paula Morris

- Frosted Whimsy Bakery will be opening soon still waiting for some building inspections to be completed.
- FIT Nutrition opening early April.
- Bomba going out but still occupying building until the new Hair Salon is ready to move in.
- Main Street Car Show will be Downtown on Saturday, May 11th, 2013, trophies are all sponsored, t'shirts are finished.
- Larry Lott mentioning how beneficial the March 4th Main Street Training was for all that attended. It was facilitated by Debra Farst with the Texas Historical Committee.

Chairman Report:

nothing to report

Next CDC board meeting will be Tuesday, April 23rd, at 7 am at Royse City's City Hall, in the meeting room.

Richard Pense made the first motion to adjourn meeting at 7:57 a.m. the motion was seconded by Charles Houk. The motion passed with a vote of 5 to 0.

Present:

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

Not Present:

Jesse Vaughn
Carey Bryant

ATTEST:

Secretary
Samantha Kendzierski

Chairman
Dena Elder