

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
MAY 28, 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 7:03 A.M.
- The minutes and financial statement of the previous meeting were approved. The motion to approve was made by Charles Houk and seconded by Clay Ellis. The motion passed with a vote of 6 to 0 at 7:05 A.M.
- No Citizens were present.
- Incentive Request Presentation was made by Matt Rager.

Citizens Matt Rager and Tone Slatter, 2 of the 3 owners of FIT Lifestyle & Nutrition, discussed their company's need for a financial incentive grant to purchase 24 TRX Suspension Trainers for the expansion of their business.

- At 7:19 A.M. Mike Gilbert entered into Executive Session to deliberate the incentive grant for 24 TRX Suspension Trainers
- Executive session ended at 7:49
- Mike Gilbert reconvened into regular session at 7:49 A.M.
- Motion for the incentive grant to purchase 24 TRX Suspension Trainers
  - a) Richard Pense made a motion to approve the request for an incentive grant for 24 TRX Suspension Trainers and was seconded by Clay Ellis. The amount of this grant is not to exceed \$3,840. The motion passed with a vote of 6 to 0.

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

- A. The ICSC RECon in Las Vegas; attended by Larry Lott, Dena Elder, Charles Houk and City Manager, Carl Alsabrook.
  1. Collectively, they spoke with at least 50 retailers. A complete report will be given at our next meeting.
  2. Charles Houk spoke about his interactions with retailers and developers at the conference.

3. A discussion was held with Jim Weir at the conference regarding pad sites around Wal-Mart, and which companies we have a good chance of bringing to Royse City.
  4. A discussion took place with Leon Baccus, who is the owner of Provident Realty. He is excited about the construction of the overpass beginning and the possibilities that it will bring for the pad sites he owns.
  5. Everyone worked very hard. We had a list of retailers we wanted to speak to and split the list between the 4 individuals who attended. It was very effective and allowed us to speak to the companies we were most interested in trying to bring to our community.
- B.** City Council will meet to discuss extending one-way service roads from FM 548 to FM 2642.
  - C.** Erby Campbell construction is scheduled to start today. An on-site, batch plant will be set south of the interstate in Fate to prepare concrete. Service roads will become one way from Fate to FM 548. Decisions made at tonight's City Council Meeting will determine whether the one-way service roads will extend east of FM 548.
  - D.** Subdivision activity has been strong for the community this first quarter. Through April, we have had 50 new home permits as compared to 40 last year. In total last year, we had approximately 132. At the rate we are going this year we could have as many as 200, if we sustain the rate of the first quarter. May has been a strong month as well.
  - E.** Circle Drive 12" water line upgrade was completed on Friday. CDC participated in covering the cost to assist the industrial companies so that they could have needed fire protection and sprinkler systems. There is a small amount of grading that needs to be done, but for the most part the upgrade is complete and serviceable.
  - F.** Scheduled improvements to Circle Drive begin today. The CDC assisted in covering the cost of necessary improvements in the amount of \$81,000. For the next 3 days, they will add rock, water and roll it. The paving might begin on Monday and preferably, end as the one-way service roads begin.
  - G.** The road upgrade will also allow AA Granite and Limestone to move in during the month in June.
  - H.** Dead Cowboy micro/nano Brewery is interested in coming to Royse City. There are a couple of things that would need to happen for this to occur. This would be a great attraction for downtown.
  - I.** We met with an established pediatrician from Rockwall who is interested in moving her practice to Royse City. She is looking to build a 4000 square foot, single story facility. She would take a couple of lots on FM 548 and tear down existing single story buildings. One of the lots is on SB FM 548 and has a yellow house. The other lot is immediately due south of that.
  - J.** Primary Care Associates, which is located in the Almo Plaza Shopping Center and utilizes two buildings is looking at the possibility of building a facility at FM

2642 and I-30 on the northeast side. They would like to move into Hunt County because it is considered by Medicare/Medicaid to be underserved.

- K. Veranda- In a discussion with two executives from Veranda, they stated they would like to add 138 acres to the subdivision to make it contiguous, as opposed to a divided subdivision as it currently stands. There are conditions the city wants met as a result of approving the 138 acres.
  - 1. In the area of public safety, Hunt Co. currently services Veranda. We spoke about having them fund some type of public safety activity. This would be funded by a fee charged to each homeowner.
  - 2. Annexation into the city would be necessary and would help us by extending our ETJ.
  - 3. We would require that they provide land for a park because at build out, the subdivision would contain approximately 3000 homes.
  - 4. We would ask that they assist the city with affordable school sites. Due to the large amount of homes, two elementary schools would be justified.
  - 5. They will get back to us this week with what they are willing to give the city in return for adding the 138 acres to the existing subdivision.
- L. Imperium: We have had discussions with the people from Imperium, the 16 acres north of the high school, concerning relocating the utilities. It has been complicated because the city also has water lines running through there and some of the easements overlap. We hope to be close to finding a solution to the water line easement issues.
- M. Seeway Pipeline: Discussions continue regarding where they cross Hwy 66 and I-30 because their current plan would limit potential retail space. They will present a re-routing proposal that, we hope, will bring them closer to the existing Kinder-Morgan Pipeline that crosses I-30, which would result in preserving potential retail/commercial space.
- N. Larry distributed the updated, 8 ½ x 11 maps of Royse City to the board members, which were also distributed at the ICSC RECon Conference in Las Vegas to potential retailers.
- O. A brief discussion was held regarding rescheduling the June 25<sup>th</sup> CDC Meeting to a later date.

### **Mainstreet Director Report – Paula Morris**

- A. FIT Lifestyle and Nutrition opened May 10th.
- B. Fashion Depot is coming to Royse City. It will be located where the Martial Arts place used to be, next to Marisco's. It will carry men's and women's fashions. The owner currently has a store in Rockwall and is soon to open a store in Fire Wheel.

- C. Marisco's is re-opening under new management, but the same family owns it.
- D. The Car Show was a success. There were 83 entries and KKBI was there. It was a great family event.
- E. Ouida, Fraya and I decorated Main St. and Rotary put up the flags. The decorations will remain until July 4<sup>th</sup>.
- F. This is not my event, but I am helping with 4<sup>th</sup> Fest, which is June 28<sup>th</sup> at 7:30 P.M. at the High School. The fireworks begin at 9 P.M.

**Chairman Report:**

Nothing to report

Next CDC board meeting will be Tuesday, July 9, 2013 at 7 A.M. at Royse City's City Hall, in the meeting room.

Present:

Mike Gilbert  
Charles Houk  
Richard Pense  
Clay Ellis  
Jesse Vaughn II  
Carey Bryant  
Paula Morris, Mainstreet Director  
Tonya Brown, Secretary  
Larry Lott, Executive Director

Not Present:

Dena Elder

**ATTEST:**

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Secretary  
Tonya Brown

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Vice President  
Mike Gilbert