

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
July 9, 2013
7:00 A.M. CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189

MINUTES

CALL TO ORDER

Announce the presence of a Quorum.

At 7 A.M. the meeting was called to order by Dena Elder and invocation was given by Clay Ellis.

ACTION ITEM

At 7:02 A.M. a motion was made by Clay Ellis to approve the minutes and financials of the previous month's meeting. Jesse Vaughn seconded the motion. The motion passed 6:0.

CITIZEN PARTICIPATION

No citizens were present

PUBLIC HEARING

Regular meeting recessed at 7:02 to open public hearing concerning request from FIT Lifestyle & Nutrition for an incentive grant to purchase 24 TRX Suspension Trainers. No public representatives were present.

- a. *At 7:03 the public hearing was closed.*

ACTION ITEM

Take any action necessary as a result of public hearing.

- a. *No action was taken.*

INCENTIVE REQUEST PRESENTATION

Presentation was made at 7:04 AM by Karen McCain and Nancy Crowell for an incentive grant to assist in the complete renovation of the second floor of the Royse City Pharmacy. The space will be for Executive Offices in Downtown Royse City. Total renovation costs are projected to be \$370,000.00. The grant amount requested was \$50,000.00.

EXECUTIVE SESSION

Recess into Closed Executive Session at 7:46 AM in compliance with section 551.001 et seq., Texas Government Code to Wit:

Executive session ended at 8:00 AM.

RECONVENE INTO REGULAR SESSION

Dena Elder reconvened into regular session at 8:00 A.M.

ACTION ITEM

Take any action necessary as a result of Closed Executive Session

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- a. *Clay made the first motion to approve a \$30,000 Incentive Grant to be paid after 50% of the construction is complete. Charles Houk seconded the motion. The motion passed with a vote of 6:0.*

DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:

- 1. Couplet:** City Council Meeting will have a workshop tonight to discuss three options for the couplet and their impact. The three options are Church St, Burton St. or no couplet.
- 2. FM 2642:** Larry Lott and Carl Alsabrook, City Manager, met with Paul Montgomery, Head of TXDOT in Parris, TX to try to get him on board to help with FM 2642. Mr. Montgomery will visit on July 22, 2013.
- 3. Primary Care Associates (PCA):** PCA wants to build a four to seven thousand square foot facility in Hunt County on FM 2642. The cost to bring facilities there will be substantial. PCA's CEO made a presentation to City Council to discuss this cost at 8:30 this morning.
- 4. Seeway Pipeline** has agreed to bring pipeline close to original pipeline. City Council approved their plan.
- 5. Helping Hands, Centsible,** property is going up for sale. Larry Lott let them know that the city is interested in the vacant lot. Margo, from Helping Hands said that they are willing to sell separately and that we may use vacant lot until it is sold.
- 6. Provident Development** is close to getting entitlements done. Three agreements are still outstanding. They have closed on one and the other two should not be a problem.
- 7. Dead Cowboy Brewing Company:** Plans have changed for DCBC since Soulman's Barbeque owner has purchased the old American National Bank Building, where DCBC planned to have its business. We will try to contact DCBC to notify them of other property available for lease.
- 8. Kairali:** Infrastructure is in place and streets for Phase I are complete as of today. They are trying to acquire three builders for ten model homes. Roads need two to four weeks to cure. They have already pre-sold 22 of the 38 homes that will make up Phase I.
- 9. Taco Bell:** Taco Bell is moving along rapidly. Developers meet with City Council tonight to get their SUP (specific use permit). They say it will be open before the end of the year.
- 10. One Way Service Roads:** TXDOT wants the city to allow them to extend the south service eastbound only to FM 2642 and the north service road westbound only within the next 30 days. Construction is needed due to the island in front of the tire shop before the one way is in effect on the north service road. There will be no ramp activity east of FM548.

MAINSTREET DIRECTOR REPORT - Paula Morris

- 1. Railroad:** We finalized the lease with the railroad.
- 2. Sound System:** I am working on a sound system for downtown. A signature is needed from the business for Easement Right of Way. Half of the businesses signed, the others are debating.

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- 3. Tree Lighting, Holiday Market, Parade and Luncheon:** This year's Tree Lighting and Holiday Market will be on the 7th, and the parade will be on the 14th. The theme for the Luncheon and Parade will be Victorian.
- 4. Pumpkin Patch:** The pumpkins for the pumpkin patch have been ordered.
- 5. Monthly Events for Downtown:** City Manager, Carl Alsbrook wants monthly events for Downtown, so I will try to partner with HOT RC to make that happen. It takes time and money to plan events, so I am aiming for August to have our first event.

CHAIRMAN REPORT - Dena Elder

Nothing to report

ADJOURNMENT

Clay Ellis made the first motion to adjourn the meeting, Jesse Vaughn seconded the motion. The vote passed 6 to 0. The meeting adjourned at 8:29 A.M.

NEXT MEETING

Next CDC board meeting will be Tuesday, July 23, 2013 at 7 A.M. at Royse City's City Hall, in the meeting room.

Present:

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

Not Present:

Mike Gilbert

ATTEST:

Secretary
Tonya Brown

President
Dena Elder