

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
October 22, 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 7:03 A.M. the meeting was called to order by Dena Elder and invocation was given by Clay Ellis.

ACTION ITEM

At 7:04 A.M. a motion was made by Clay Ellis to approve the minutes and financials of the previous month's meeting. Richard Pense seconded the motion. The motion passed 6:0.

CITIZEN PARTICIPATION

This Period is reserved for citizens to discuss items not listed on the listed Agenda, (persons may have three (3) minutes to address The Board) however, by law, no action or discussion may be taken on these items.

No citizens were present

DISCUSS APPOINTMENT/RE-APPOINTMENT OF CDC BOARD MEMBERS

Mr. Lott asked the board members to consider reappointment of members whose term will expire December 2013 and recommendations for appointment of new members if necessary. Bobby Gladeau was mentioned as a potential candidate. Current members whose term will expire, include Dena Elder, Carey Bryant and Charles Houk.

DISCUSS POTENTIAL INCENTIVES FOR 2014 INCLUDING DOWNTOWN PARKING

Parking issues were discussed in depth. The options examined as a possible solution to the shortage of parking downtown were as follows: The first option would involve tearing out the pad where the Norton building previously was. The cost to tear out and build a parking lot, not including lighting, is estimated at \$76,000. The second option is to purchase the Kendzierski property and Sexton property and build a parking lot there. The third and least favorite option, because it would only add two or three spaces, involves revamping the existing parking lot behind the building on the south side of Mainstreet, next to the railroad. The estimated cost is \$75,000, plus the additional cost of lighting. Clay Ellis discussed the possibility of the city participating financially, toward a resolution to the parking shortage. A fourth option was later discussed involving using the existing parking lot located on Arch St. and would require signage to direct traffic to the lots, and lighting the lot and walk way to the downtown area.

DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:

Taco Bell: Will open a 21,000 SF facility, which will employ 20 full time and 10 part time employees. The \$1.2 million project is scheduled to open sometime in December of this year and projects a gross revenue of \$1.2m with a 3% annual increase, leading to \$24,000 in sales tax revenue.

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

MINUTES

Charlie's Old Fashioned Hamburgers: A full service, casual dining restaurant with full service bar, and country store will be housed in 5,500 SF bldg on 1.39 acres and seat 282 guests and may include outside seating as well. The projected cost is \$2m and will employ 28 people. It will start when the property closes and hopes to open March 2014. They have received a commitment from the bank, but they are waiting on SBA which is closed due to government shut down.

Walmart: Walmart is set to close on the land on 10/31/13. The 153,000 SF building will employ 120 people but the preliminary plat does not include gas pumps or auto service center. They will submit plans for bid in July 2014 and intend to open the store in May 2015 to coordinate with completion of overpass in April 2015. The preliminary plat was extended and site plan approved by planning and zoning. Council will vote on November 12 for an SUP for the in-store restaurant. We have 9 months to have final plat approved.

PCA: They are working on offsite water and sewer easement for their 4,000 SF facility at the NE corner of FM2642 and I-30. The majority of the easement comes from Verandah.

Verandah: They have nearly completed Phase 2A and 2B construction which will open up approximately 110 lots. To date, they are our most active subdivision, accounting for approximately 1/3 of our yearly building permits total, thus far.

Highlands of McKamy: Highlands of McKamy is located at the end of north Houston Street and has been stagnant for some time. A developer has recently bought the remaining 76 developed lots and 43 undeveloped acres, and begun water injection on 6 lots, which we hope, signifies construction soon, but they have not come to us for permits at this time.

Seaway Pipeline: They have boring machinery on the north side of I-30 for the 36" crude oil pipeline.

Laundry Mat: A man by the name Fernando Solis is interested in buying some land and opening a laundry mat.

2nd Floor of Pharmacy: Due to parking issues and the unexpected need for a fire sprinkler system, the project is dead.

Fun Fest: It was the best Fun Fest ever and most of the businesses downtown had better than usual business.

Sewer Line: We still need two signatures. One from Mike Tatari who owns Almo Plaza and one from a man named Shiekh who lives in Washington State, to start the project which will provide much needed sewer capabilities for I-30 and Erby Campbell.

TML: Richard Pense and Larry Lott attended TML where they sat in on several sessions. One was given by representatives from Temple, TX who is the ECD Director, and the Mayor of Cleborne who

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

MINUTES

jointly spoke on what they do, respectively, within their community to promote development. It was interesting to get both points of view. We want to continue to work together with the municipality and think it would be beneficial to attend TML in the future.

Annexation: Tonight, the majority of what will be discussed at the City Council Meeting will be the 11 properties that are being annexed. All but one is involuntary. We are making an aggressive approach at annexation down the 548 Corridor and I-30 Corridor, to preserve as much property as possible for future growth. We met with Dee Chhabra, owner of Stonebrook Learning Center, who asked if we could hold off a year before annexing, or annex around him because he has just taken over Stonebrook and as a new company, they are trying to get established financially, which will be made more difficult by the added tax burden. Some opposition is expected at the meeting tonight.

City Council and School Board Joint Meeting: The purpose of the meeting, which occurs twice a year, is to bring one another up to date and develop a beneficial working relationship.

MAINSTREET DIRECTOR'S REPORT - Paula Morris

Speakers: Speakers are being installed today.

Trick or Treat: Trick or treat on Mainstreet is October 30th and is in need of volunteers.

Pumpkin Patch: We have 5 slots open for volunteers to staff Pumpkin Patch.

Christmas Luncheon: Will be held Wednesday, December 4th at the First Baptist Church in Royse City. Businesses and organizations are needed to sponsor tables.

Holiday Market: Is scheduled for December 7th. Scott Clemments is sponsoring the "snow hill," which will be located on Arch St., and FEC Electric may sponsor the lighting, but we are in still in need of sponsors for other events and volunteers for the event and clean up. The Holiday Market will take place in the parking lot and the tree lighting will take place in the courtyard.

Christmas Parade: Will be held on December 14.

CHAIRMAN REPORT - Dena Elder

Nothing to report.

ADJOURNMENT

Clay Ellis made a motion to adjourn the meeting, Jesse Vaughn II seconded the motion. The motion passed 6 to 0. The meeting adjourned at 8:23 A.M.

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

MINUTES

NEXT MEETING

Next CDC board meeting will be Tuesday, November 26, 2013 at 7 A.M. at Royse City's City Hall, in the small conference room.

Members Present:

Dena Elder
Mike Gilbert
Richard Pense
Charles Houk
Jesse Vaughn II
Clay Ellis

Not Present:

Carey Bryant

Employees Present:

Larry Lott, Executive Director
Tonya Brown, Secretary

Other:

Paula Morris, Main Street Director
Jim Hardin, Royse City Herald

ATTEST:

Secretary
Tonya Brown

President
Dena Elder