

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
NOVEMBER 26, 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 7:11 A.M. the meeting was called to order by Clay Ellis and invocation was given by Clay Ellis.

ACTION ITEM

At 7:12 A.M. a motion was made by Charles Houk to approve the minutes and financials of the previous month's meeting. Richard Pense seconded the motion. The motion passed 4:0.

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.

- a) No citizens were present*

DISCUSS APPOINTMENT/RE-APPOINTMENT OF CDC BOARD MEMBERS

Discussion occurred regarding the three members, Dena Elder (President), Charles Houk (member) and Carey Bryant (member), whose term expires in December 2013. Due to a scheduling conflict, Carey Bryant has chosen not to continue on the board and Bobby Gladu has been appointed to fill his place. He has accepted and has completed his application for appointment. Both Dena Elder and Charles Houk have applied for re-appointment.

ACTION ITEM

Take any action necessary as a result of appointment/re-appointment discussion.

- a) Richard Pense made a motion to accept re-appointment of Dena Elder and Charles Houk and to appoint Bobby Gladu in place of Carey Bryant.*
- b) Jesse Vaughn II seconded the motion.*
- c) The motion passed 4:0.*

DATE CHANGE FOR DECEMBER CDC MEETING

Discussion was held regarding the upcoming December meeting. This year, the fourth Tuesday falls on Christmas Eve, so it was suggested the meeting be held on December 17 and take place at Denny's in Royse City.

ACTION ITEM

Take any action necessary as a result of December Meeting Date discussion.

- d) Charles Houk made a motion to approve meeting at Denny's on December 17, 2013.*
- e) Richard Pense seconded the motion.*
- f) The motion passed 4:0.*

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ICSC RECON, LAS VEGAS-2014

The members discussed who would attend next year's ICSC RECON in Las Vegas. This year Larry Lott, Charles Houk, and Dena Elder attended. It was agreed upon that each member should have an opportunity to attend, if they so desire. As a result, Charles Houk opted out so that another member could attend. It was decided that Larry Lott, Tonya Brown, Clay Ellis and Jesse Vaughn II attend next year's conference. No formal action was taken.

DISCUSS ROYSE CITY CDC VIDEO BY EASTEX PRODUCTION

Discussion took place regarding making a video of Royse City from an economic development standpoint and from a residential/community standpoint. In addition to featuring the video on the CDC website, we will have a downloadable version that can be copied onto a USB flash drive for marketing during ICSC and various presentations. A video previously produced by Logan Harris of Eastex Productions, for Corsicana EDC was played so that everyone could have a clear understanding of what was being discussed. It was also mentioned that we should update the videos every 2 years to keep them current with our progress. Richard Pense wants to add to the contract a contingency stating that "we will have something ready in time for ICSC Las Vegas, even if it isn't the final product." The cost of the project will be \$4,850.

ACTION ITEM

Take any action necessary as a result of discussions in respect to Royse City/Royse City CDC video by Eastex Production

- a) Clay Ellis made a motion to approve the making of a marketing video by Eastex Productions.*
- b) Charles Houk seconded the motion.*
- c) The motion passed 4:0.*

DISCUSS ROYSE ICSC DALLAS

Larry Lott and Tonya Brown attended the regional conference in Dallas, spoke to several companies and handed out information about Royse City including demographics. We sent out emails to retailers we spoke to at the conference who asked for more information. We had an immediate response from Panda Express who is really interested in getting updates on Walmart and information regarding the pad sites surrounding Walmart. QuikTrip has also asked that we keep them updated on the progress of Walmart. Fire House Subs and a few others said they had looked at us before and we are not an approved trade site. While Dallas does not offer as many retailers as the Las Vegas conference, it is still important to be there to speak to the retailers who would be an excellent fit within our community.

ACTION ITEM

Take any action necessary as a result of discussions.

- a) No action taken.*

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DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:

Taco Bell: The contractor will turn the project over to the operator on December 20 and the manager will open for business on December 23.

Charlie's Old Fashioned Hamburgers: The funding and approval process has been completed. They are going thru a small business association (SBA) loan. The SUP was sent to City Council on November 21st and will be voted on December 10.

Bonner Carrington: Bonner Carrington is a group of builders out of Austin, Texas who made a presentation at the last council meeting. They are interested in building "Tax Credit Apartments" in Royse City. It's a program that was put into effect by Ronald Regan. It differs from subsidized housing in that it builds commercial grade apartments and only a certain percentage of apartments have rent based on income. In addition, Bonner Carrington owns and maintains the property. Larry Lott, Carl Alsbrook, Clay Ellis and Tom Crowley will visit on December 5th, 2 existing facilities that are 8- 10 years old to see how well they are maintained.

PCA: They are in the final stage of their offsite water and sewer easement acquisition for their facility at the NE corner of FM2642 and I-30.

Parking: The City and CDC have come together to discuss the alternatives available to the city regarding the parking issues faced. As a result, they have concluded the best solution is to add signage and possibly more lighting in the existing parking lot across from City Hall. In addition, upgrading and extending the parking lot would mean around 65-71 parking spaces depending on which layout is chosen. The approximate cost should be under \$40,000. The Norton Building would cost \$76,000, not including lighting and would only provide 28 parking spaces. Purchasing the Kendzierski property would be costly and would only provide 20 parking lots and there is the possibility of issues with the future couplet. The cost of this option would be approximately \$75,000 for the property, \$60,000 to concrete it, plus lighting. The parking near the railroad would cost \$75,000 to upgrade and will not provide any additional spaces.

Julie Couch: Julie Couch is the former City Manager of Rockwall and the current city manager of Fairview. Larry Lott and Carl Alsbrook had lunch with her to find out what kind things she did right and what she might have done differently while developing Rockwall. They gathered ideas on things we should be doing to match our vision and aligning our ordinances to coordinate with our long term plans.

FM 2642 & I-30: The land is being heavily looked at by several people. There is a lot of interest in this area.

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MAINSTREET DIRECTOR'S REPORT - Paula Morris

Beverly's Flowers: The scrapbook place is gone and Beverly's Flowers is moving in their location.

Domino's Pizza: They have started construction but do not have a firm opening date. He is interested in selling the lot adjacent to the property. Paula has put up Christmas Lights in the lot to light it up.

Christmas Luncheon: Will be held Wednesday, December 4th at the First Baptist Church in Royse City at noon.

Holiday Market & Tree Lighting: It is scheduled for December 7th. It will be a fun filled day with a snow hill and train ride at no cost to the public. There will be a vendor's market and Santa in the Melody room. The tree lighting will be at 5:30 PM. Earlier, we held an art contest for the flyers that have been posted. There were 95 entries this year which was a huge increase compared to last year where we only had 20. They all did a great job. The contestant's names were on the back of their artwork and the winners were chosen anonymously by the Mainstreet Board, who had to narrow it down to 3, 1st, 2nd and 3rd place. The first place winner gets to flip the switch for the tree lighting and ride on the float with Santa. This year, at the request of the teacher (because all 3 winners were from Davis Elementary), Santa agreed to allow all 3 winners to ride on the float with him. The school will supply us with approximately 400 kids to entertain everyone this year, which translates to approximately 800-1000 adults.

Christmas Parade: Will be held on December 14. Volunteers are needed for crowd control and to man barricades. There are 17 streets that will be blocked off. Volunteers are also need to marshal the parade. Candy throwing will not be allowed for the safety of the children; however those walking in the parade will be able to pass out the candy.

CHAIRMAN REPORT - Absent

Nothing to report.

ADJOURNMENT

At 8:19 A.M. Clay Ellis made a motion to adjourn the meeting, Jesse Vaughn II seconded the motion. The motion passed 4 to 0.

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NEXT MEETING

Next CDC board meeting will be Tuesday, December 17, 2013 at 7 A.M. at Denny's, Royse City, Texas.

Members Present:

Clay Ellis
Jesse Vaughn II
Richard Pense
Charles Houk

Not Present:

Carey Bryant
Mike Gilbert
Dena Elder

Employees Present:

Larry Lott, Executive Director
Tonya Brown, Secretary

Other:

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

ATTEST:

Secretary
Tonya Brown

President
Dena Elder