

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
DECEMBER 20, 2013
7:00 A.M. DENNY'S
201 W. HWY. I-30
ROYSE CITY, TEXAS 75189

MINUTES

CALL TO ORDER

Announce the presence of a Quorum.

At 7:06 A.M. the meeting was called to order by Dena Elder and invocation was given by Clay Ellis.

ACTION ITEM

At 7:07 A.M. a motion was made by Richard Pense to approve the minutes and financials of the previous month's meeting. Clay Ellis seconded the motion. The motion passed 5:0.

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

SALES TAX COMPARISON OVERVIEW

Larry Lott discusses the sales tax comparison spreadsheet and hands out a graph which depicts the city's sales tax revenue growth.

APPOINTMENT/REAPPOINTMENT OF CDC BOARD MEMBERS

Dena Elder and Charles Houk's re-appointed was approved by City Council for a two year term on the CDC Board. Bobby Gladu's appointment to the board, for a term of 2 years, was approved by the council as well.

DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:

TAX CREDIT APARTMENTS UPDATE

The group is coming across "road-blocks" in the way of location and price. Carl Alsabrook, Larry Lott and Clay Ellis took a road trip to visit tax credit apartments that have been in existence for 8+ years. They were all impressed with the look and quality of the apartments. Clay Ellis spoke about the tax credit apartments, describing how impressed he was with the over-all look and what it will take to qualify. There are certain criteria, unknown to us, that play an important role in the location they choose for the apartments.

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ROYSE CITY/CDC VIDEO UPDATE

Larry Lott informed the board that the CDC is moving forward with the video. We signed a contract, made a payment in earnest and interviews should begin in January. Mr. Lott also mentioned that when we spoke with Logan Harris of Eastex Video, we expressed our need for the video in time to attend ICSC in Las Vegas. Mr. Harris said the time frame given was sufficient to complete the project.

TACO BELL

Maintains they will be open before the end of the year.

CHARLIE'S OLD FASHIONED BURGERS

Larry Lott spoke to the developers out of San Antonio and they plan to start in January and plan to open in April. Drainage pipes are being installed at FM 548 where the drive way will be. Development should begin in January.

PRIMARY CARE ASSOCIATES (PCA)

Larry Lott spent time with Darrell Lummis, CEO of Primary Care Associates who is now awaiting the final easement from Verandah. While it has been approved by Verandah, it still has to be signed by Wells Fargo in California. They cannot close on the 1 1/2 acre property until they have all the easements.

KERALA

Larry Lott meet with the people of Kerala the day the city was shut down due to inclement weather. They want to defer the landscaping and outer wall for Phase I, for a period of time. They will be working with Janet McPherson and others at City Hall. They already have 22 out of 38 commitments. Council will be making a decision soon.

MAINSTREET DIRECTOR'S REPORT – Larry Lott for Paula Morris

Beverly's Flowers: Has opened up at what used to be the scrapbooking store so please stop by to say hello.

Domino's Pizza: They have been doing a lot of remodeling and should be opening up soon. Located where Centsible used to be.

Holiday Luncheon: Was a success even though we didn't win.

Larry Lott thanked the board for their service.

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CHAIRMAN REPORT – Dena Elder

Nothing to report.

ADJOURNMENT

At 8:26 A.M. Clay Ellis made a motion to adjourn the meeting, Jesse Vaughn II seconded the motion. The motion passed 5 to 0.

NEXT MEETING

Next CDC board meeting will be Tuesday, January 28, 2014 at 7 A.M. at City Hall, Royse City, Texas.

Members Present:

Clay Ellis
Mike Gilbert
Richard Pense
Charles Houk
Dena Elder

Not Present:

Carey Bryant
Jesse Vaughn II

Employees Present:

Larry Lott, Executive Director
Tonya Brown, Secretary

Other:

Jim Hardin, Royse City Herald Banner

ATTEST:

Secretary
Tonya Brown

President
Dena Elder