

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
MARCH 25, 2014
7:00 A.M. CITY HALL
305 NORTH ARCH ST.
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.

SALES TAX COMPARISON OVERVIEW

Larry Lott discussed the sales tax revenue for March 2014, which shows a nearly \$4k (14.2%) increase over March of 2013. Over the last 12 months, we've had an average increase of 12.5%.

ACTION ITEM

At 7:05 A.M. a motion was made by Mike Gilbert 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 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 TONYA BROWN'S APPOINTMENT TO CITY'S EMPLOYEE ADVISORY BOARD

Before the discussion, Larry Lott took time to introduce our new board member, Bobby Gladu of AA Granite and Limestone, who also serves on the Main Street board. Mr. Lott relayed his appreciation to Mr. Gladu for his time and willingness to serve on the CDC board. Next, he introduced Austin Wells, new reporter for the Royse City Herald Banner.

City Manager, Carl Alsabrook, approached Larry Lott last week to discuss implementing an Employee Advisory Board comprised of 4-5 non-department head employees to meet during their lunch hour, once month, or as needed for various tasks. Mr. Alsabrook has asked for Tonya Brown's participation with this committee. The committee will advise him on certain matters pertaining to personnel, website matters, and various other assigned tasks. The new position would require a couple of hours a month, although usually during lunch time. Mr. Lott asked the board to provide any comments and to take a vote on Mrs. Brown's participation.

ACTION ITEM

Take any action necessary as a result of discussions regarding Tonya Brown's appointment to the city's new Employee Advisory Board.

- a) Clay Ellis made a motion to approve the appointment.*
- b) Bobby Gladu seconded the motion.*
- c) The motion passed 6 to 0.*

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DISCUSS DRAFT VIDEO REVIEW

Larry Lott spoke about the individuals who participated in the making of the video, by way of interviews and our use of the video for marketing purposes. He asked the members for their thoughts and comments to improve the video. After watching both the EDC and Residential rough drafts of the CDC video, an in-depth discussion began. Mr. Lott asked the members to email or call Tonya Brown with any changes or additions they would like to see on the video by the end of business on 3/26/14 so that we may pass those comments on to the producer.

DISCUSS ICSC PARTICIPATION

Larry Lott asked the board to reconsider the number of participants who will attend ICSC Recon in May 2014. Originally, the board decided on four participants, Larry Lott, Tonya Brown, Clay Ellis and Jesse Vaughn II. Due to the sensitive nature of an on-going negotiation, he has asked the board to approve a motion of two participants, himself and Clay Ellis. Mr. Ellis will not only represent the board, he will also represent City Council. City Manager, Carl Alsbrook will attend as well.

ACTION ITEM

Take any action necessary as a result of discussions regarding ICSC participation

- a) Jesse Vaughn II made a motion to limit the ICSC participants to two.*
- b) Richard Pense seconded the motion.*
- c) The motion passed 6 to 0.*

DISCUSS A RESOLUTION FOR A CDC CREDIT CARD

Since its inception, the CDC has not had a credit card, which makes some transactions cumbersome, as we are then forced to depend on our personal finances to make purchases and other work related transactions. Discussion took place regarding Mr. Lott's request to the board to approve a resolution for a credit card.

ACTION ITEM

Take any action necessary as a result of discussions regarding a resolution for a CDC credit card

- a) Richard Pense made a motion to approve acquisition of a credit card.*
- b) Clay Ellis seconded the motion*
- c) The motion passed 6 to 0.*

DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:

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POND BRANCH SEWER LINE UPGRADE

Due to potential liability risks, Mike Tatari, who is a friend of the city, has declined signing the Right of Way Easement at Almo Plaza. There will be a condemnation hearing on April 7th to condemn that right of way. A judge will appoint three individuals to sit in on the hearings and determine a price for the right of way. While we feel we have made a good offer, it is possible we will need to increase it, if they determine its not enough. We do not foresee any issues after the hearing and have scheduled construction to begin on April 10th. In a pre-construction meeting, held on Thursday, March 20, we learned that the current 16" line, which will be upgraded to a 27" line, will run from the north side of I-30, thru Almo Plaza, across FM 548 to the major connecting line prior to the plant. This will cause a 45-60 day disruption at the Almo Plaza Shopping Center. P&G, the construction group for this project, will bore a hole at I-30, also at FM 548 which will go under the retaining wall at Almo Plaza. They will then lay the line and re-pour the concrete. The City and the CDC have communicated to P&G and the engineers, in no uncertain terms, the necessity of maintaining the integrity of the retaining wall. It is imperative to the shopping center that the retaining wall, remain intact. In 2013, the CDC allocated \$250K, which has not been spent yet, for this \$1.4-\$1.5 million project.

COWBOY CHICKEN

Larry Lott reached out to Cowboy Chicken as a potential business for our community. He was put in touch with the site selector from Shop Companies, who acquires land for Cowboy Chicken. In an email to Mr. Lott, he said he would discuss it with Cowboy Chicken, "but at this time they are not growing corporately this way and they have not sold this market to a franchisee."

CHICKEN EXPRESS

Wes Powell, who has the Chicken Express franchise for this area, and 3 other franchises, contacted Mr. Lott. They spent an hour or so talking and viewing property. Mr. Lott will follow up with him in about a month.

WALMART PAD SITES

Interest is peaking in the pad sites surrounding Walmart. Several businesses are proposed for those adjoining pad sites. Whataburger submitted a letter of interest over a year ago. Bobby Gladu asked if we have the ability to communicate to the developers which companies we want for our community. Mr. Lott said the developers can sell the pad sites to any business and our only recourse is by way of permits. However, Mr. Lott has asked the board to put together a list of businesses they feel we should target for our community. We will use the consolidated list to target business for Royse City. Clay Ellis explained that companies have specific models that make their specific business work and turn a profit, and unless you meet that company's specific criteria, they will not give your city consideration. From what we've learned from the developers, Walmart plans to open around the completion of the Erby Campbell Overpass, which is now scheduled to be completed by August 2015.

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PCA

PCA acquired and closed on one and one-half acres of land at FM 2642 & I30 on the northeast corner. Construction should begin soon. They plan to have construction complete by October 2014. In addition to housing Primary Care Associates, they will have an additional 2300sqft of office space available. A dentist, who found Royse City thru the CDC website, contacted Larry Lott, who informed him about the PCA facility which will be available soon. Mr. Lott encouraged the members to spread the word about the PCA facility to those in need of a facility in the medical profession.

TAX CREDIT APARTMENTS

Currently, there's no guarantee who will get the Tax Credit apartments. "Three sites were identified for tax credit apartments in Rockwall County, by three different apartment builders," They submitted their applications to the federal government in February. Bonner Carrington is the group we have been working with on these apartments. We feel we have a good chance of getting them, since Rockwall and Fate "did not support the effort to the extent we did, with commitment letters." The site they are focused on "is on the north side of the interstate, between Royse City and Fate." This project would provide 180-220 apartments. Having the apartments in this location is beneficial to us because it will allow us to have the infrastructure, such as water and sewer, to support future retail development.

COMMERCIAL APARTMENTS

Larry Lott visited with a man named Bob Funderberg, who is an investor with the PCA project who has a moderate interest in building commercial apartments in Royse City. Last Monday, Mr. Lott drove him around to look at property.

VERANDAH II

DR Horton owns 120 acres of land across from the high school, on the back side of F.M. 2642 & I-30, known as Verandah II. It is a Municipal Utility District (MUD), which means they have to provide their own water and sewer, unless they can come to an agreement with someone else to provide it. They want to build homes there and they're negotiating with the city, on a plan to develop 481 lots.

REDEVELOPMENT OF MAINSTREET

Larry Lott asked what RCCDC can do to help with Main Street and HOT RC's "re-focus" on upgrading the down town businesses not only to preserve the look of downtown, but to make it more attractive, so that our downtown area doesn't suffer once Walmart arrives. A meeting was held last Thursday by HOT RC, to discuss issues affecting the downtown businesses and look at potential options for upgrading the appearance of our downtown. Bobby Gladu mentioned concerns for the downtown area once Walmart arrives and suggests improvements to downtown Main Street area, including a continuous awning to make shopping an option even in the rain, similar to what he saw in recent visit to Georgetown. The awnings, he mentioned would also have signs that hang underneath, displaying the business' name, so you can see what is ahead. Paula Morris, Main Street Director, did not agree with Mr. Gladu's concern regarding competition with Walmart. She felt it was unwarranted,

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as many of the Main Street businesses offer goods and services not found at Walmart or at the business which will occupy the pad sites. While she did not feel there would be direct competition, she did agree improvements to Main Street and its businesses are imperative. *Mr. Gladu also mentioned upgrading the sidewalks, streets and the need for certain business, such as a winery or some other business that would offer somewhat of a night life. He discussed the need to press the building owners to update their properties and asked to what extent the CDC could provide help. Mrs. Morris stated that Code Enforcement needs to be involved in getting the owners of the building on Main Street to make needed update enforcement of violations has to be "across the board." Mr. Lott and Mr. Alsabrook are planning a task force that would include a member of each facet of government, to address these issues and ensure everyone involved is in agreement. Paula mentioned a Façade Grant, which pays 50% of a business' upgrade to their façade, for their downtown business. Funds are limited and the business has to apply for the grant. Discussion continued concerning several issues. Larry Lott explained that "in the end, we need to have a plan that every facet of government, every committee that's involved, and everybody, is on board with." Paula mentioned her approval of the idea mention by Bobby Gladu, concerning RCCDC giving a grant to the Main Street for upgrades to downtown business. Larry explained the difficulty in doing that because most of the business owners do not own the building they are housed in. Any incentive issued by the CDC is bound by a Performance Agreement which allows RCCDC to get something back in return. Typically, it involves creating new jobs. It's difficult to tie a Performance Agreement to the building owner if the business dissolves.*

OMI CRANE

OMI Crane has a concern with the intersection of its drivers exiting OMI's driveway with oversized cranes and drivers exiting off the highway. It's a very dangerous situation because the drivers of the cranes have to maneuver their truck slowly and methodically, while the cars exiting the highway are coming at a fast rate of speed. OMI and TxDOT were brought together to find a solution. OMI will concrete their entire parking lot and remove and relocate a light pole. Their drivers will be required to back up at an angle across the parking lot, and their employees will park behind the building

Royse City Exit

When the Erby Campbell project began, turning our two-way access roads, into one-way roads, there were a lot of justified concerns brought to the CDC regarding inaccessibility to certain businesses. The City and CDC had TxDOT install a sign that reads "Exit Now" for FM548 so drivers are aware of the exit, and they paid them to install the blue signs that state food and lodging are available at the next exit.

Rockwall County Days in Austin

In February, Larry Lott, City Manager, Carl Alsabrook and Chief of Police, Jeff Stapleton, went to Rockwall County Days, in Austin. They spent time with our State Senator and State Legislator and

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learned a lot from TxDOT and TEA about things going on in our state. They also learned about the connection between our State Representative and other state leaders and how important to continue to get funding for roadways, etc.

MAINSTREET DIRECTOR'S REPORT –Paula Morris

- Car show is May 10th. Mrs. Morris still needs promotion items for goodie bags and raffle items. She has sponsors for all other needs.
- Chamber Golf Tournament is May 2.

CHAIRMAN REPORT – Dena Elder

Nothing to report.

ADJOURNMENT

At 8:33 A.M. Clay Ellis made a motion to adjourn the meeting, Richard Pense seconded the motion. The motion passed 6 to 0.

NEXT MEETING

Next CDC board meeting will be Tuesday, April 22, 2014 at 7 A.M. at City Hall, Royse City, Texas.

Members Present:

Jesse Vaughn II
Mike Gilbert
Richard Pense
Clay Ellis
Dena Elder
Bobby Gladu

Not Present:

Charles Houk

Other:

Paula Morris, Main Street Director
Austin Wells, Royse City Herald Banner

Employees Present:

Larry Lott, Executive Director
Tonya Brown, Secretary

ATTEST:

Secretary
Tonya Brown

President
Dena Elder