

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
APRIL 22, 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 7:05 A.M. the meeting was called to order by Mike Gilbert and invocation was given by Clay Ellis.

SALES TAX COMPARISON OVERVIEW

Larry Lott discussed the sales tax revenue for April 2014, which shows an 8.5% increase over April of 2013.

ACTION ITEM

At 7:06 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 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

INCENTIVE REQUEST PRESENTATION

A presentation was given by Shanon Zais and Sherry Harton, two business women interested in moving their businesses to downtown Royse City. They are asking for \$29,560.00 to bring the building, owned by Pauline Taylor, up to code. They will pay an additional \$15,150.00 in repairs, upgrades and fixtures.

EXECUTIVE SESSION

Recess into closed executive session at 7:37 A.M. in compliance with section 551.001 et seq., Texas Government Code to Wit:

- Executive session closed at 8:05 A.M.*

RECONVENE INTO REGULAR SESSION

Mike Gilbert reconvened into regular session at 8:05 A.M.

ACTION ITEM

Take any action necessary as a result of deliberation in executive session.

- a) Bobby Gladu made a motion to approve an incentive grant in the amount of \$25,000.00 to Shanon Zais and Sherry Harton for upgrades necessary to bring the building, at 130 Main Street, up to code. The motion was to make this a reimbursement grant which would only*

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be used to reimburse the business owners for costs incurred. The grant would include a "claw back" clause for 3 years.

- b) Charles Houk seconded the motion.*
- c) The motion passed 6 to 0.*

DISCUSSION WITH MS. ZAIS AND MS. HARTON

Mr. Lott informed Ms. Zais and Ms. Harton about the process that follows the CDC's approval of the incentive grant. First, it has to be approved by City Council, whose next meeting is in two weeks and recommended that they attend. Next, he informed them that the CDC will put together a Performance Agreement which will require from them, a realistic estimate of sales tax dollars their respective businesses will bring to Royse City. Last, a public notice will be put in the paper, after which it will take 60 days before the money can be released. The incentive grant would be in the form of a reimbursement to be paid after receiving a paid invoice from Ms. Zais and/or Ms. Harton, not to exceed \$25,000.00.

DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:

FERRARA FIRE APPARATUS

Thru his professional relationship with Fire Chief Ricky Bell, Mr. Lott was put in contact with Russ Petre of Ferrara Fire Apparatus, a company who supplies fire apparatus, works on fire engines, etc. They are interested in opening a facility in this area and are in need of a minimum of 5 acres. Mr. Lott showed them a couple of locations in our industrial park and will continue discussions with them.

COLLIN COUNTY FIRE ACADEMY

Again, thru Fire Chief, Ricky Bell, Mr. Lott contacted Collin County Fire Academy, who is interested in a new training facility and are in need of 10 to 20 acres. Mr. Lott has shown them what is available at Lineman School property. He will continue to work with them to find a suitable location for the training facility. This type of facility would bring many students and others to the area that otherwise would not be in our community.

PCA

Primary Care Associates has submitted plans and are awaiting final plat approval. Mr. Lott has been in contact with a pediatric orthodontist out of Ohio, who is interested in opening his practice in Royse City. Mr. Lott is working with him to see if he would be interested in occupying one of the spaces that will be available for lease when the new PCA facility is complete.

BUTTERMILKS

Buttermilk's, a restaurant in Canton, Texas is interested in opening a 2nd location. Larry Lott, City Manager, Carl Alsabrook, Mayor Pro Tem, Janet Nichol and Main Street Director, Paula Morris visited the restaurant to sample their menu. Everyone raved about the down home cooking and pies they serve and feel they would be a great fit for downtown Royse City. Mr. Lott has been in contact with the

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owner, Ben Carter and will continue to work with him to find a location for his restaurant in our down town area.

MOHR Health

Larry Lott has been in contact with Bob Ingram of MOHR Health, a company that works primarily with doctor groups to develop raw land for facilities for the doctors, such as out-patient clinics, imaging centers, senior living facilities, off site laboratories, etc. They feel we are underserved in this area and are interested in developing a medical facility in Royse City.

VERANDAH

Mr. Merhdad has visited with Mr. Lott, to discuss adding acreage to the Verandah subdivision. They also discussed what can be done with Verandah 2.

CDC VIDEO

Mr. Lott stated that the CDC videos are nearly complete. He is happy with the progress that has been made and appreciates everyone who has assisted with the video. The videos, which will be available as of May 2nd, will proudly be displayed on the CDC website and they will be handed out on flash drives at the ICSC conference in Las Vegas.

Main Street

Intense discussions have taken place at some of the meetings held to address the needed enhancements for Down Town Royse City. Participation from downtown merchants has been sought in these discussions in an effort to work together so everyone can be in agreement on what needs to be done and how to proceed. Suggestions have been made that Code Enforcement should be utilized to a greater degree than in the past and across the board, to insure safety violations and needed upgrades are made to the buildings in downtown Royse City.

POND BRANCH SEWER LINE

The Pond Branch sewer line project began a week ago. They started near the treatment plant and are working toward the interstate. It's estimated that they will be at FM 548 & I-30 bore in three – four weeks. Unfortunately, there will be disruption when boring at that intersection occurs and phone calls are to be expected.

INCENTIVE REPORT BY UTD STUDENTS

After listening to a presentation given by Mr. Lott and Mr. Alsabrook, a group of students at UTD that studies governmental activities was assigned and has completed a report that discusses incentives in general and a systematic way to utilize them. The students used a weighted linear model that weighted benefits received against incentives given to demonstrate whether or not it is beneficial to the city. Thru this project, a good relationship has been developed with professor, Dr. Kiel and his students and we look forward to future projects with them.

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MAINSTREET DIRECTOR'S REPORT –Paula Morris

Paula Morris had to leave early- No Main Street Director's Report given.

CHAIRMAN REPORT – Dena Elder

Nothing to report.

ADJOURNMENT

At 8:25 A.M. Clay Ellis made a motion to adjourn the meeting, Charles Houk seconded the motion. The motion passed 6 to 0.

NEXT MEETING

Next CDC board meeting will be Tuesday, May 27, 2014 at 7 A.M. at City Hall, Royse City, Texas.

Members Present:

Jesse Vaughn II
Mike Gilbert
Richard Pense
Clay Ellis
Charles Houk
Bobby Gladu

Not Present:

Dena Elder

Other:

Paula Morris, Main Street Director
Shanon Zais & Sherry Harton, business owners

Employees Present:

Larry Lott, Executive Director
Tonya Brown, Secretary

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert