

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING

June 24, 2014

7:00 A.M. CITY HALL

305 NORTH ARCH ST.

ROYSE CITY, TEXAS 75189

MINUTES

**CALL TO ORDER**

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*Announce the presence of a Quorum.*

*At 7:00 A.M. the meeting was called to order by Dena Elder and invocation was given by Clay Ellis.*

**SALES TAX COMPARISON OVERVIEW**

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*Larry Lott discussed the sales tax revenue for June 2014, which shows a 16% increase over June of 2013. For the year, as a whole, sales tax revenue has increased by 14.2%.*

**ACTION ITEM**

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*Take any action necessary regarding approval of Minutes.*

- a) At 7:02 A.M. Clay Ellis made a motion to approve the minutes and financials of the previous month's meeting.*
- b) Bobby Gladu seconded the motion.*
- c) The motion passed 5:0.*

**CITIZEN PARTICIPATION**

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*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*

**PUBLIC HEARING**

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*At 7:03, a public hearing was held regarding the incentive granted to Dee Chhabra of Stonebrook Learning Center in the amount of \$30,000 approved by the Council to bring the 8" water line across FM 548 to their property to help support their expansion and addition of an indoor pool.*

- a) No public present regarding public hearing.*
- b) Public hearing closed at 7:04*

**DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:**

**CHARLIE'S OLD FASHION BURGERS**

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Mr. Lott has been in contact with the owner of Charlie's who has recently changed engineers and believes construction will begin as early as August. Approximately 90% of the plans are complete and have been submitted to the city for approval.

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**TAX CREDIT APARTMENTS**

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The group interested in building tax credit apartments in Royse City has been preliminarily accepted on a Federal Level. At this point, the only thing that could keep us from getting these apartments is if the selection of the Federal Government is challenged by another group interested in building tax credit apartments. Barring any contention, once built we believe we will have approximately 180-200 apartments. We will have to bring utilities to the apartments, which will be located on the far west side of town on the north service road, which will open up the interstate frontage for future commercial and retail growth as they will now have water and sewer we don't currently have. Janet McPherson has preliminarily looked at the data and application they submitted to the city for zoning as a planned development (PD), and thinks that everything looks pretty good.

**PAPA JOHN'S PIZZA**

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Mr. Lott and Tonya Brown had discussions with Derek Yarborough, the scouting agent for Papa John's Pizza, who visited the office requesting information on Royse City. Mrs. Brown spoke to Mr. Yarborough and provided him with various demographic information and Mr. Lott discussed in better detail the various sites that are currently available or soon will be. We will follow up with him.

**ICSC FOLLOW UPS**

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Mr. Lott has followed up with Lowe's and Popeye's Chicken whom he made contact with at ICSC Las Vegas. They each plan to visit Royse City in the near future. Mr. Lott has held off contacting some of the other businesses until the official release of the new proposed development tomorrow Wednesday, June 28<sup>th</sup>, which he feels will work well their prospective businesses.

**BOBBY GILLORY BBQ**

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Mr. Lott visited with Bobby Gillory, who is interested in opening a barbeque restaurant in Royse City. Mr. Gillory either has or intends to purchase the home next to where Simply Everything or Ana Shew's restaurant was on Houston and Hwy 66, and wants to turn it into a barbeque restaurant. Recently Mr. Gillory had an engineer visit the home, who unfortunately notified Mr. Gillory that the home was not salvageable. Mr. Gillory plans to have the home torn down and rebuilt.

**ROYSE CITY COMPREHENSIVE PLAN**

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Seven requests for proposals have been looked at and are awaiting Janet McPherson's group which will rank them, possibly interview them and then make a selection. The Comprehensive Plan takes into consideration every aspect of the city including walking trails, athletic fields, main street, industrial parks, historic district, sports complex, etc. and tells the city where to go and how to get there.

**PRESENTATIONS**

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Mr. Lott and Mrs. Brown made two presentations this month on the latest developments in Royse City. The first was at the networking breakfast, which includes business men and women in Royse City and

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surrounding areas, held at the Holiday Inn Express in Royse City where we had about 30 participants. The second was for Rockwall County Realtors to keep them actively involved and apprised of what is going on in the community.

**CITY MAPS**

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We have been low on city maps for quite some time and are working in a joint effort with the city and the Chamber of Commerce to have new maps printed.

**ROLL-OUT OF NEW DEVELOPMENT**

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Mr. Lott and City Manager Carl Alsbrook have been working with developers who have closed on 172 acres. The development will be rolled out tomorrow morning along with a press release. The developers are great people to work with and have very interesting concepts for developing this piece of property. We will be able to share pictures and charts of their concept and ideas for pad sites at the roll-out tomorrow morning. A lot of work has gone into getting to this point and it will take a lot of work to bring it to fruition.

**QUESTIONS FROM BOBBY GLADU**

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- 1) Mr. Gladu had questions regarding building requirements for “the look” of the outside of new buildings.
  - a) Mr. Lott explained that our ordinances require approximately 80% masonry.
  - b) Dena Elder explained that it’s possible to print off the ordinances from the city’s website, ([www.roysecity.com](http://www.roysecity.com)), but there are separate guidelines for Mainstreet and Heritage District.
- 2) Mr. Gladu asked if the EDC (CDC) gets involved with that and suggested we try to attract businesses by alerting them to the fact that the longer they wait to come to Royse City, the more costly it might become as ordinances become more stringent.
  - a) Ms. Elder explained that the current guidelines are fairly strict.
  - b) Clay Ellis explained that I-30 Corridor has its own guidelines and reiterated Mainstreet and Heritage District have their own guidelines and for everything else, we have Planning and Zoning.
  - c) Mr. Lott concurred with Mr. Gladu on using the guidelines/ordinances as a selling point to attract businesses now rather than waiting.
- 3) Mr. Gladu asked if there are ordinances in effect to keep unwanted businesses out.
  - a) “We do,” answered Mr. Lott. Within our zoning regulations we have a table that shows what zone each type of business is allowed in. Mr. Lott invited Mr. Gladu to come by our office to view the zoning regulations manual so as to have a better understanding of what is allowed.
- 4) Lastly, Mr. Gladu stated that with new businesses come new residents, concerned about the schools their children will attend and inquired about whether or not the CDC has any kind of partnership with RCISD or the Education Foundation Board to help them get the word out about our schools. He went on to explain that he feels we have amazing schools and asked if we were using that information to help promote our community, as it is an important question often asked by those moving or interested in moving here.

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- a) Mr. Lott stated that our schools are important to us both from a residential and commercial stand point and we always include information regarding our schools in the demographic information we distribute.
- b) Mr. Lott spoke about our schools having a good reputation and it is one of the factors we utilize in promoting our city.
- c) Mr. Lott went on to say he has lunch with our City Manager, RCISD Superintendent, and new RCISD CFO at least once every three weeks to insure communication occurs. Also, early on in communicating with the developers of the 172 acres Mr. Lott and Mr. Alsabrook made them aware of the importance of a school site.
- d) Mr. Lott also stated that the relationship between the CDC, the City and the school district is very good thanks to our current City Manager, Carl Alsabrook who believes very much in communicating.
- e) Mrs. Elder spoke about the information that is presented to potential businesses at the ICSC Conferences.
- f) Mr. Lott stated that our schools serve over 5,000 children and supports a population of over 22,000. Next year our schools will be moved from a 4A classification to a 5A. He also said the classifications have changed and 6A will now be the top tier.
- g) Mr. Gladu inquired about the best way to promote our schools since there is no longer an “Exemplary” rating for schools.
- h) Mrs. Brown stated that the highest rating a school can currently get is “Met Standard”
- i) Charles Houk asked what the school districts, whose rating was always exemplary, are doing to separate themselves.
- j) Mr. Lott answered that he believes they are providing specialized programs such as the culinary arts program our high school offers.
- k) Mr. Gladu complimented the school district for its “Top Dog” program which recognizes both the students and teachers who are doing a good job.

**MAINSTREET DIRECTOR’S REPORT –Paula Morris**

- 1. Mrs. Morris touched again on the relationship between The City, CDC and school district by discussing some of the different ways they promote one another and events they host together.
- 2. 130 East Main is moving right along. It will house the new Boutique, Madi’s Closet, and Shanon Zais Photography Studio.
- 3. Back to School Bash - Mrs. Morris has already begun working on the event. Please contact her to participate in the event. This year’s bash will be somewhat different and will take place on August 22, 2014.
- 4. Christmas Parade- Work has begun on this year’s parade which will require a new route due to the amount of new homes that are being built.

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5. Letters have been prepared for those building owners and business owners whose buildings have been evaluated and determined to be in violation of building codes or simply need improvements. We want to work with the individuals to make the needed changes. Code enforcement will be the last step.
6. HOTRC- A suggestion was made for a clean-up day, to which they agreed. Mrs. Morris stated the city would provide roll off dumpsters and schedule volunteers for the event. As of this point a date has not been set.
7. Mrs. Elder added information that had previously been confidential in regards to the FIT building located on Main Street. She announced that the building is now for sale.

**CHAIRMAN REPORT – Dena Elder**

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*Nothing to report.*

**ADJOURNMENT**

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*At 7:40 A.M. Charles Houk made a motion to adjourn the meeting, Clay Ellis seconded the motion. The motion passed 5 to 0.*

**NEXT MEETING**

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

Members Present:

Clay Ellis  
Mike Gilbert  
Dena Elder  
Charles Houk  
Bobby Gladu

Employees Present:

Larry Lott, Executive Director  
Tonya Brown, Secretary

Not Present:

Richard Pense  
Jesse Vaughn II

Other:

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

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert