

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
 REGULAR MEETING
 May 21, 2015
 7:00 A.M. CITY HALL
 305 NORTH ARCH ST.
 ROYSE CITY, TEXAS 75189

MINUTES

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Not Present:</u>
Dena Elder	Larry Lott, CDC Director		Bobby Gladu
Clay Ellis	Tonya Brown, Secretary		Richard Pense
Mike Gilbert			
Charles Houk			
Jesse Vaughn			

A. CALL TO ORDER

Announce the presence of a Quorum.

At 7:00 A.M., Dena Elder called the meeting to order and Clay Ellis gave the invocation.

B. DISCUSS AND ACT ON MINUTES AND SALES TAX COMPARISON OVERVIEW

Mr. Lott discussed the sales tax revenue for May 2015 which increased by 25% over May 2014. For the year, sales tax revenue increased by 11.1%. There were no questions or comments regarding minutes from 4-28-15.

ACTION

1. At 7:02 A.M., Clay Ellis made a motion to approve minutes.
2. Charles Houk seconded the motion.
3. The motion passed 5:0

C. CITIZENS 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.

No citizen participation.

D. RECESS CDC MEETING AND OPEN PUBLIC HEARING

At 7:03 A.M., Mr. Lott discussed the incentive for Collin Co. Rd.:

1. ½ of cost, not to exceed \$22,984.

No citizen was present for public hearing.

E. CLOSE PUBLIC HEARING AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE PUBLIC HEARING

Public hearing closed at 7:04. No action was necessary.

F. REPORT ON ICSC

Mr. Lott and Mr. Gilbert gave their reports on ICSC. Mr. Lott stated that this year there seemed to be quite a bit of interest from businesses that, in the past, had no interest. Two very good prospects were Dairy Queen and 7-Eleven.

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DIRECTOR'S REPORT: LARRY LOTT

CHARLIE'S

While a permit has not been issued for Charlie's, dirt work has begun. Vertical construction can begin only after a permit is issued.

THE MEADOWS

The city has submitted a counter offer, which includes:

- A 35 acre entertainment venue
- 50% ad valorem tax rebate for 5 years
- ¼-cent rebate from the city and the CDC sales tax until a combined total of \$5M is received from the sales tax and ad valorem tax rebated
- The city and CDC support the creation of a PID
- Support for Hunt County sales tax rebate

BUC-EE'S

Buc-ee's, along with several other projects, will be discussed at a P&Z meeting tonight. Currently, the 43 acres they have under contract is zoned agricultural. They have asked to rezone the portion that will be used for Buc-ee's as Planned Development, which would allow them to stray from our commercial standards to a degree in some areas, while exceeding those standards in other areas. The remaining acreage will be a regular commercial two (C2) zone. P&Z will also act on compliance with the Interstate 30 overlay district guidelines.

D.R. HORTON

Next Tuesday night the council will hear the creation of the Public Improvement District (PID) for D.R. Horton. Approval from council and creation of the PID are crucial; they trigger what needs to happen for Buc-ee's regarding the water CCN. We need the CCN rights from D.R. Horton to provide water for Buc-ee's. We look for things to move quickly once the PID is approved.

BONNER CARRINGTON APTS.

P&Z will also be looking at the preliminary plat, Interstate 30 Corridor overlay and offsite infrastructure for Bonner Carrington tonight. Bonner Carrington wants to use stucco for the building; our standards do not allow stucco. We require masonry. Bonner Carrington and their engineers will be at the meeting to discuss their offsite infrastructure needs; they will have to bring water from Walmart to their site and take it under I-30 and tie in to AA Granite on Circle Dr., which will require several Right Of Way (ROW) easements.

PARK RIDGE SUBDIVISION

P&Z will look at the master plat for Park Ridge as well. Park Ridge is located on F.M. 35 approximately one mile down the road from the high school, on the left. We have been working with them on several ROW easements.

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CHICKEN EXPRESS

Mike Tatari, owner of Almo Plaza, is interested in having a Chicken Express franchise where Kentucky Fried Chicken used to be. One of the requirements of the family owned business is that the franchisee and operator is the same person. Mr. Tatari, who has several franchises, does not operate the facilities. Mr. Tatari has asked Mr. Lott, as the CDC director, to reach out to the Chicken Express family to express our interest in their facility.

URGENT CARE FACILITY

Mr. Tatari had two businesses, SNAP Fitness and Urgent Care, interested in leasing the offices previously leased by PCA at Almo Plaza. Due to some conflicts, Mr. Tatari has decided to lease the facility to SNAP Fitness, who looked at the space first.

MAYORS BREAKFAST-ROCKWALL

Mr. Lott, Mr. Alsabrook, and Mayor Nichol attended the Mayor's Breakfast in Rockwall. It was a good experience and well attended by all the elected officials of Rockwall and the cities within Rockwall County.

P&Z ITEMS

As mentioned previously, P&Z will discuss several important projects at tonight's meeting.

VACATION

Mr. Lott will be on vacation next week.

PCA OPEN HOUSE

PCA is hosting an open house event tonight from 5 P.M. to 7 P.M.; board members are encouraged to attend.

SOUTHERN ROOTS

Southern Roots made a presentation to the CDC board for an incentive grant on August 26, 2014. Although we agreed to grant the incentive and the business owner agreed to meet several of the requirements listed in the performance agreement, she never came to us to collect the grant money. We recently learned that due to circumstances in her personal life, she is going out of business. Clearly, we withdrew our grant.

MAINSTREET DIRECTOR'S REPORT – Paula Morris

Mr. Lott reported for Mrs. Morris who was unable to attend.

141 E. MAIN STREET

This building has sold to a Kenyon Hill, a dentist in Rockwall, who also owns Arboleda's' building. She has leased the building to one of the owners of Fatted Calf (restaurant) in Rockwall. While it will not be another Fatted Calf, we are excited about the potential for a high quality restaurant.

THE FLOWER SHOP

The owner of the Flower Shop finally sold her building; the new business owner, Mr. Singh plans to open a specialty beer and wine store.

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POST CAR SHOW

Main Street Car Show went well. Mrs. Morris wanted to thank all those who volunteered. There were 49 entries; a good number considering the threat of storms we were facing. The Main Street program netted \$3,500.

ADJOURNMENT

At 7:57 A.M., Ms. Elder made a motion to adjourn the meeting.

NEXT MEETING

The next CDC board meeting will be Tuesday, June 23, 2015 - 7 A.M. at City Hall – *305 North Arch St. – Royse City, Texas - 75189.*

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert