

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

MINUTES

November 24, 2015

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Not Present:</u>
Dena Elder	Larry Lott, CDC Director	Jim Hardin (RCHeraldBanner)	
Bobby Gladu	Tonya Brown, Secretary	Paula Morris (RC Main Street)	
Mike Gilbert		Carl Alsabrook	
Jesse Vaughn II		Kelly Rogers	
Richard Pense (left at 7:53)			
Clay Ellis (arrived at 7:04)			
Charles Houk			

A. CALL TO ORDER

Announce the presence of a Quorum.

At 7:02 A.M., Dena Elder called the meeting to order and Richard Pense gave the invocation.

[Mr. Lott introduced two participants at the meeting; City Manager, Carl Alsabrook and Kelly Rogers]

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

Mr. Lott discussed the sales tax revenue for November 2015. In comparison to October 2104, sales tax revenue decreased by 7%. For the year as a whole, sales tax revenue increased by 12.8%.

ACTION

1. At 7:03 A.M., Mr. Pense made a motion to approve minutes.
2. Mr. Gladu seconded the motion.
3. The motion passed 6:0.

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 will be taken on these items.

- No citizens were present.

D. DISCUSSION REGARDING ATTENDANCE AT CHRISTMAS LUNCHEON DECEMBER 02

Mr. Lott confirmed that Mr. Gladu and Mr. Houk do not plan to attend the luncheon, but the remaining board members do. In addition, Real Estate agent Kari Hollifield, will be a guest at the CDC table.

E. DISCUSSION REGARDING BOARD MEMBER APPOINTMENT/REAPPOINTMENT

Mr. Lott announced that City Council approved all three reappointments. Board members Dena Elder, Charles Houk and Bobby Gladu will serve two more years on the CDC Board.

F. DISCUSSION AND ACTION REGARDING ICSC – LAS VEGAS 2016

Mr. Lott stated we would choose a participant by seniority as we have in the past; Mr. Pense is next to attend if he is interested.

- Mr. Pense indicated that he is interested in representing Royse City in Las Vegas in 2016.

ACTION

1. At 7:08 A. M., Mr. Ellis made a motion to have Mr. Pense attend ICSC Las Vegas 2016.
2. Mr. Houk seconded the motion.
3. The motion passed 7:0

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G. DISCUSSION AND ACTION REGARDING DECEMBER MEETING AND LOCATION

Mr. Lott asked the board if we needed to reschedule our next meeting, set for December 22, since it is during the week of Christmas and if they would like to meet at Denny's as usual.

ACTION

1. Mr. Ellis made a motion to keep the meeting scheduled for December 22 and have it at Denny's.
2. Mr. Vaughn seconded the motion.
3. The motion passed 7:0

H. PRESENTATION OF PROPOSED POCKET PARK

Kelly Rogers, Owner of Exalt Creative Group and President of Historic Old Town Royse City (HOTRC), made a presentation to the board regarding the need and possibility of a pocket park in Royse City. Mr. Rogers is asking for participation from the CDC with this project. Mr. Rogers' goal is to create a buzz around Downtown Royse City by creating a space that can house entertainment, art and other events on a regular basis and be a draw to individuals and families.

I. EXECUTIVE SESSION

1. Recess into closed executive session at 7:21 A.M. in compliance with section 551.087 et seq., Texas Government Code to Wit:
 - a. Section 551.087- Deliberation regarding Economic Development Negotiation
 - i. Royse City Pocket Park

J. CLOSE EXECUTIVE SESSION

At 7:45 A.M., executive session closed.

K. RECONVENE REGULAR SESSION

At 7:45 A.M. reconvene regular session and take any action necessary as a result of executive session deliberations.

ACTION

1. At 7:45 A.M., Mr. Gladu made a motion to allow Mr. Lott to negotiate up to \$55K for the acquisition of property for use as a pocket park.
2. Mr. Houk seconded the motion
3. The motion passed 7:0.

L. CDC DIRECTOR'S REPORT: LARRY LOTT

WALMART UPDATE

Walmart is open and is doing extremely well. We are hopeful the pad sites surrounding Walmart will be released this week.

UNION SQUARE

This subdivision is located across from the high school. They plan to begin moving dirt in January. Many items regarding this subdivision will be on council's agenda. They are waiting on 3 drive permits, two onto FM 2642; Shaw Drive, and possibly Hollow Branch, and a third onto FM 35. They are awaiting final comments from TXDOT on the traffic impact analysis.

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CLEAR SPRINGS SUBDIVISION

This is the subdivision on FM 548, formerly known as Parker Creek. It will contain 1025 homes; it should begin around March of 2016. They are in the process of trying to coordinate with TXDOT on the FM 548 improvement project. The water looping issues will be addressed next week.

BEAR PEN CREEK

This MUD designated subdivision surrounds the high school. They are trying to get an extension from the city on their requirement to get infrastructure on the ground for 100 homes within a three period. Negotiations are underway regarding what the city will receive in return for the extension.

ICSC

Mr. Lott, Mr. Alsabrook, Councilman Bradley, (and Mrs. Brown) attended Thursday's event. Those who attended on Thursday, as well as Mr. Gladu, Mr. Gilbert and Councilmen Wheatley and Ellis attended Friday's event. Retailer participation in this year's regional event was moderate. On Thursday, we spoke to approximately 20 retailers who were at a booth. Friday's set up was a little different; we spoke to 35-40 retailers. We did not get as good of a response from the retailers, but we handed out information to those who were interested. We did have some "favorable discussions" with certain retailers regarding the possibility of coming to Royse City. Mr. Lott and Mrs. Brown have followed up with those who showed interest and requested additional information.

BONNER CARRINGTON

[Mr. Pense left the meeting at 7:56 A.M.]

Bonner Carrington now has "earth moving equipment" on the property. They are awaiting a couple of easements, but they have assured us they will have construction complete by December 31, 2016.

WALMART CIRCULATION ROAD

We hoped for more of an update on the circulation road, but were not able to get very much new information. They would like to get started on this quickly because they are getting a lot of interest from retailers.

CHARLIE'S

Charlie's now has a concrete foundation poured. Charlie's will employ a private membership concept to serve alcohol. They have not given us a completion date but we hope to see them up and running in approximately four months.

[Mr. Vaughn asked if there had been any updates on the overpass at FM 2642.]

- Mr. Lott said he and City Manager Alsabrook have a meeting on December 14 in Greenville with the TXDOT engineers regarding the schedule of activity and permitting.]*

M. MAIN STREET REPORT: PAULA MORRIS

FASHION SHOW

House Warmers was able to plan and organize a fashion show in just a couple of weeks. It took place on Saturday at The Well and was well attended.

UPCOMING HOLIDAY EVENTS

Next week is the Christmas Luncheon (December 02). The following day, Friday, is the Christmas Lighting at City Hall and the following Saturday (December 12) is the Christmas Parade.

[Ms. Elder asked if Mrs. Morris if she had any updates on any of the new business downtown.]

- Mrs. Morris said Thirsty Bros. Brewing would like to open in February or March of 2016.]*

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N. ADJOURNMENT

1. At 7:59 A.M., Mr. Ellis made a motion to adjourn the meeting.
2. Mr. Houk seconded the motion.
3. The motion passed 6:0

NEXT MEETING

The next CDC board meeting will be Tuesday, December 22, 2015 - 7 A.M. at Denny's – *201 Interstate 30 – Royse City, Texas - 75189.*

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert