

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

MINUTES

May 31, 2016

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Clay Ellis	Larry Lott, CDC Director	Jim Hardin (RCHeraldBanner)	
Dena Elder	Tonya Brown, Secretary	Dr. Michelle Munn	
Mike Gilbert		Rhonda Munn	
Bobby Gladu			
Charles Houk			
Richard Pense			
Jesse Vaughn II			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:03 A.M., Ms. Elder called the meeting to order and Mr. Ellis gave the invocation.

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

Mr. Lott discussed the sales tax revenue for May 2016. In comparison to May 2015 sales tax revenue increased by 8%. For the year as a whole, sales tax revenue increased by 17.8%.

ACTION

1. At 7:05 A.M., Mr. Gladu made a motion to approve minutes.
2. Mr. Gilbert seconded the motion.
3. The motion passed 7:0.

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.

ICSC

Mr. Lott, City Manager Carl Alsbrook, Board Member Richard Pense, and Board Secretary Tonya Brown attended this year's ICSC in Las Vegas. They each had a list of businesses to contact and provide with information about Royse City. Mr. Lott discussed how different the experience is; compared to the first few years he attended. Many of the people we speak to now, know about Royse City, whereas before, no one had heard of us. Mr. Pense and Mrs. Brown gave a brief discussion of their experience and Mr. Pense discussed how important it is to continue attending the event to build relationships with retailers. Mr. Lott and Mrs. Brown will contact the various retailer representatives within the next few weeks.

- Mr. Gladu asked if there is a demographic threshold we need to reach to attract businesses.
 - Mr. Lott explained that while we have reached the threshold for some, mainly fast food restaurants, we have not for others like sit down restaurants, because of our daytime population. Each business has its own set of requirements; they are not all the same.

H. CDC DIRECTOR REPORT: LARRY LOTT

Tractor Supply

Tractor Supply has begun moving dirt and is working on the offsite sewer line, which will run from Walmart to the Bonner Carrington Apartments. Bonner Carrington will take the sewer line from their facility to our

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regional branch line. This will open up the area between Walmart and Tractor Supply for retail development. Barring a significant amount of bad weather, the construction group working on Tractor Supply is scheduled to turn the building over to Tractor Supply, on September 27, 2016.

Glenn Fisher and Ann Martin Prospect

This piece of property, borders Floyd Rd, due west of Provident's 114 acres where Walmart is located on the north side of the road towards Fate. Five individuals own the approximate 30-acre property; two of the owners are Glen Fisher (20 acres) and Ann Martin (approximately 13 acres). Mr. Fisher has already signed his Letter of Intent; Ms. Martin sent hers back. Bonner Carrington has opened this area up for future development by providing water and sewer lines; however, it is too soon to discuss any details.

Bill Talichet Interest

Bill and his brother own 19 acres, listed by Wicker and Associates, due north of Walmart. We visited with them about 6 weeks ago and recently spoke to them again, about this property. It has been receiving a lot of interest. The front half is zoned commercial one; the back half is zoned commercial two. We have the Walmart development to thank for the interest in this area.

Waterscape

Waterscape, previously known as Parker Creek, is in the process of trying to change from an out of city Municipal Utility District (MUD) to Public Utility District (PID). Once it becomes a PID, a PID Board will be formed. City Council, who most likely will sit on the PID Board, will have more control as well as responsibility, over what occurs with this project. Waterscape will consist of 1035 lots on 310 acres. The agreement should be signed today and work will begin soon after. This subdivision is located off Crenshaw Road at FM 548. Per the agreement, homes can be as small as 1,400 square feet; however, the market will most likely dictate the size of the homes. We will provide city services and they will pay impact fees plus one and one half (1 ½) times the in-city rate for water and sewer.

Bonner Carrington

All easements on both sides of I-30 are complete and Bonner Carrington has received the go-ahead, for water and sewer. Financially, there is a lot riding on the December 31, 2016 opening date for the developers, who are determined to meet the deadline. There is already a waiting list for the apartments; as of today, there are 20 to 30 people on that list.

Medical Facility next to CVS

The land is now under contract and signed by both parties. At his request, we introduced the principal of the emergency medical facility to the Pastor of the Church of Christ. He asked us to make the introduction so they could discuss the additional 35ft – 40ft of land, he needs.

Chris Miller Prospect

Chris Miller and his sister have a several tracts of land in Royse City. One of them is south on Erby Campbell, across the railroad tracks with a sign that says Jim Cervine. Mr. Lott had a meeting on Friday with a man who came with Mr. Cervine; he works with a wealthy investor/developer out of Florida. There is a potential for a good opportunity, but unfortunately, at this stage, we cannot discuss it.

Robert Sandlin Prospect

Mr. Sandlin, who controls a 63-acre piece of property west of the Bonner Carrington Apartments, is now interested in developing it. This property, zoned mixed-use, is now developable due to Bonner Carrington providing water and sewer.

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Fuzzy's Taco Shop and Golden Chick

Fuzzy's and Golden Chick were originally scheduled to open June 20, 2016. Because of all the rain we have experienced lately, they were unable to complete the needed roof work. They are now scheduled to open in early July. Fuzzy's Taco Shop, who sells alcohol, will do so under a private membership license. We are currently working on a petition to get On-Premise Consumption on the ballot for the next election; this will keep businesses that serve alcohol, from having to go thru the costly and time-consuming process of private membership/club licensing.

Vista Oaks

The 164-lot subdivision, which is located outside our city limits, off FM1565, has been working on an agreement which entails what he and the city are willing to do. Homes in Vista Oaks will be larger homes on 1+-acre lots. The developer is taking water all the way from FM 2642 to his property; this will open up more opportunities for development.

[Mr. Lott opened the floor for questions.

Mr. Vaughn asked how many acres Chris Miller has.

Mr. Lott answered, "30."

Mr. Gladu asked for the status of the Comp Plan.

Mr. Lott explained that the Comp Plan should be complete and we should receive a report in July. There may be a component of the Comp Plan which will require consideration from the CDC Board for financial assistance. The Comp Plan discusses doing something unique and attractive with a large piece of property we currently have available in the city. It will require outside consultation; we have a proposal from Jason Claunch, a "guru in economic development and planned development in commercial and retail." We may be in a position to discuss this opportunity in June.

Mr. Gladu asked about the status of the "new post office."

Mr. Lott said he was disappointed how the whole thing "got out of control." He stated that he visits with post office personnel once a year to go over demographic information, residential growth, and potential subdivisions. Somehow, that was turned into "we are getting a new post office." A new post office for Royse City will only occur when the Postal Service says it will. The local post office employees were very disappointed that the story grew to the extent that it did. Mr. Lott said, he would support a new post office, if and when the Postal Service deems it necessary, but it is up to the Postal Service and their hierarchy.]

J. ADJOURNMENT

At 7:45 A.M., the meeting adjourned.

ATTEST:

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Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert