

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

MINUTES

July 25, 2017

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Dena Elder	Larry Lott, CDC Director	Julia Bryant	Richard Pense
Clay Ellis	Tonya Brown, Secretary		Bobby Gladu
Charles Houk (stepped out during approval of minutes)			
Mike Gilbert			
Jesse Vaughn			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:08 A.M., Ms. Elder called the meeting to order, and Mr. Ellis gave the invocation.

**B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON**

Mr. Lott discussed the sales tax revenue for June 2017. In comparison to June 2016, sales tax revenue increased by 15.6%. For the year as a whole, sales tax revenue increased by 17.33%.

**ACTION**

1. At 7:09 A.M., Mr. Gilbert made a motion to approve the July 6, 2017, minutes.
2. Mr. Vaughn seconded the motion.
3. The motion carried 4:0.

**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.

1. Citizens present did not wish to participate.

**D. DISCUSSION AND ACTION REGARDING NAMING POCKET PARK, COOKSTON COURT**

Years ago, a hotel existed between what we now call Domino’s Pizza and Joe’s Meat Market. It was owned by the Cookston family but it burned down. We now refer to that location as the pocket park. The Main Street Board wants to name the pocket park, Cookston Court after the Cookston family. The name will go before council for final approval. Phase one of the pocket park remodel should begin in August. When complete, the courtyard will have lights, a stage, benches, and chairs. Hotel/motel tax funds will be used for the improvements on this property.

**ACTION**

- Mr. Vaughn made a motion to submit an alternate name to City Council for the pocket park
- Mr. Ellis seconded the motion
- The motion carried 5:0.

**E. DISCUSS PRELIMINARY FY18 BUDGET**

All budget information at this point contains ten months of actual data. We add up the amounts for those ten months, divide it by ten and multiply it by two to get an average of revenue and expenses for the remaining two months of the current fiscal year. As a result of the Chamber moving out of our building, rent and electricity costs have doubled. We also have an added expense for office supplies as we have added a water cooler, again due to the Chamber’s move. We are lowering our phone/internet budget for the coming fiscal year. We were also over budget on marketing activities due to the cost of new maps, marketing dollars given to the Chamber, and Verdunity’s help with the 107-acre development. Overall, we project coming in over our FY17 operating

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expense budget by \$28,000, the majority of which went to marketing. We were under budget on incentives by \$86,000. For FY18, we project \$491,488.00 for operating expenses and incentives; we project \$750,024.00 in sales tax revenue and interest.

- *Board member Houk suggested we increase the marketing budget because the maps may need to be reprinted if the pending annexations take place. Mr. Houk also addressed seeking out specific businesses and enticing them to Royse City with incentives versus allowing our incentive funds to accumulate while waiting for businesses to ask us for incentives.*
- *Ms. Elder suggested involving Council by hosting a joint CDC/City Council meeting.*
- *Mr. Lott agreed those were great ideas and felt the Mayor would encourage utilizing incentive money to retain existing businesses downtown.*

**J. DIRECTOR'S REPORT**

*Ridge Park Subdivision*

Mr. Lott was not able to verify with City Attorney Jason Day but felt certain the condemnation letter had been sent.

*Anderson Crossing*

This is the 107-acre property where the ballpark will be located. We have recommended recreational activities and sit down restaurants for this development. In a meeting with the property owners and master planning group they have hired, we were presented with information regarding sit down restaurants which depicted a weak financial picture. Sit down restaurant closings are projected to increase greatly; for 2018 8,600 restaurant closings are projected. Mr. Lott discussed the layout of the plan for the 107-acre development; sub area B will contain apartments or townhomes, sub area C will contain large retail or hotels, sub area D will contain recreational activities and sub area A is yet to be decided. The developers will present their development plan to the Planning and Zoning (P&Z) Board most likely in September. The City and CDC may be asked to incentivize the project.

*Senior Apartments*

The senior apartments are back on the P&Z agenda for August 3. The opposition group has begun their activities against the senior apartments.

*Troy Coreman - Apartments*

Another set of apartments is also on the same P&Z agenda in August. These apartments would be located near Cypress Creek Apartments.

*Strip Center on North Service Rd. – Papa Johns & Urgent Care*

Urgent Care is expected to have their grand opening in mid-August. Papa John's is making progress on their interior finish out.

*Panda Express*

Panda Express has begun vertical construction.

*S.E. Corner of I-30 and Erby Campbell Development*

Construction of water, sewer, storm water, and roads has begun for this site. This is a major step toward development and their ability to sell pad sites. As of today they have sold one, 1-1/2 acre lot.

*Dean Drive Opportunity*

Dean Drive is located directly across the power plant. Greg Dean spent a lot of money planning the development of the property for mom-and-pop type businesses and businesses offices for those who were in need. Unfortunately, when the economy plummeted, he was no longer able to develop the property. Now there's an individual wanting to purchase the property and develop it similarly to the original plans. There is also a second individual interested in the property who wants to develop something very exciting and unique.

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*Dr. Allen/Dr. Watchendorf*

Chamber Director Julia Bryant presented an opportunity to Mr. Lott that involved introducing Dr. Allen (orthodontist) to Dr. Watchendorf (dentist). Dr. Allen has an interest in practicing in Royse City. We currently do not have an orthodontist in Royse City. Dr. Wachtendorf also wanted Dr. Allen to meet Dr. Peterson (dentist) who will eventually take over the practice. Mr. Lott and Mrs. Bryant also showed Dr. Allen property to open a practice if the merge with Dr. Wachtendorf's practice didn't work. Dr. Allen called Mr. Lott the following day to let him know the meeting went very well but they still needed to work out the specifics.

*WFAA Broadcast*

Chamber Director Julia Bryant and Mayor Nichol headed the WFAA broadcast of "One Tank Trip" which was a huge success. The turnout was incredible. The piece focused on nearby destinations and featured Royse City as one of those destinations.

*[Mrs. Bryant announced that there would be a delay in the opening of Urgent Care due to counter tops that were not delivered as scheduled. They are hoping it will still be in August but no specific date.]*

**K. ADJOURN**

- At 8:12 A.M., Mr. Ellis made a motion to adjourn.
- Mr. Houk seconded the motion.
- The motion carried 5:0.

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert