

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

MINUTES

August 22, 2017

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Dena Elder	Larry Lott, CDC Director	Julia Bryant	Mike Gilbert
Clay Ellis	Tonya Brown, Secretary		
Richard Pense			
Bobby Gladu			
Jesse Vaughn (7:12)			
Charles Houk (7:30)			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:04 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 July 2017. In comparison to July 2016, sales tax revenue increased by 16.7%. For the year as a whole, sales tax revenue increased by 17.71%.

**ACTION (7:05 A.M.)**

1. Mr. Gladu made a motion to approve the July 25, 2017, minutes.
2. Mr. Ellis 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 SPONSORSHIP OF FUN FEST**

Last year we sponsored Fun Fest at the Jovial sponsorship level of \$500.

**ACTION (7:07 A.M.)**

- Mr. Ellis made a motion to sponsor at the same level, \$500 Jovial sponsor
- Mr. Pense seconded the motion
- The motion carried 4:0.

**E. DISCUSSION AND ACTION REGARDING SPONSORSHIP OF ROTARY GOLF TOURNAMENT**

The Golf Tournament is Rotary's primary fundraiser for the scholarship program. In previous years the board voted to sponsor the event at \$100. This year they wanted to increase their sponsorship level.

**ACTION (7:07 A.M.)**

- Mr. Ellis made a motion to sponsor at \$500 sponsorship level
- Mr. Pense seconded the motion
- The motion carried 4:0.

**F. RECESSED REGULAR SESSION TO ENTER INTO CLOSED EXECUTIVE SESSION (7:14 A.M.)**

Recessed into closed executive session in compliance with the Texas Government Code:

- Section 551.074: Deliberation regarding personnel matters: evaluation and potential FY18 salary adjustments

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1. Director, Larry Lott
2. Administrative Assistant, Tonya Brown

**G. CLOSED EXECUTIVE SESSION AT 7:41 A.M.**

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**H. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**

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Regular session reconvened at 7:41 A.M.

**ACTION**

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Regarding Texas Government Code, Section 551.079

1. Director, Larry Lott
  - a. Mr. Gladu made a motion to give Larry Lott a \$10,000 bonus
  - b. Mr. Ellis seconded the motion
  - c. The motion carried 6:0
2. Administrative Assistant, Tonya Brown
  - a. Mr. Vaughn made a motion to increase Mrs. Brown salary by \$5,000. Mr. Pense amended the motion to include a future discussion regarding Mrs. Brown's job title.
  - b. Mr. Ellis seconded the motion.
  - c. The motion carried 6:0
    - i. These actions become effective October 1, 2017

**I. DISCUSSION AND ACTION REGARDING APPROVAL FOR F18 BUDGET**

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Projected revenue for FY18 is \$745,771.32. This projection was based on the amount collected the previous eleven months (\$696,982.54), plus an estimated amount for September: \$58,082.00 (\$696,982.54/11), plus an estimated 7% increase in FY18 totaling \$48,788.78; \$696,982.54 + \$48,788.78 = \$ 745,771.32.

We estimate we will earn \$4,253.00 in interest. After deducting the estimated FY18 operating expenses: \$291,488.00, and an estimated \$200,000 in incentives, we project the CDC will have a surplus of \$258,536.32.

We estimate we will begin our FY18 (October 1, 2017) with a bank balance of \$1,923,566.64. Add to that the estimated surplus and we estimate we will close FY18 (September 30, 2018) with \$2,182,102.96.

**ACTION (8:16 A.M.)**

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- Mr. Ellis made a motion to approve the FY18 budget
- Mr. Gladu seconded the motion
- The motion carried 6:0

**J. DIRECTOR'S REPORT**

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*Ridge Park Subdivision*

City Attorney Jason Day sent a condemnation letter to the landowner who would not sign the waterline easement. The condemnation letter identifies the value of the property which is based on the appraised valuation of the property; the property owner has 30 days to respond. We were in hopes that the landowner would sign the waterline easement after receiving the condemnation letter, but as of today, we have not heard from them. We met with Ridge Parks engineers who discussed how they are going to do their offsite and onsite infrastructure. They will be ready to move forward as soon as they receive the easement for the waterline.

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*Anderson Crossing*

Anderson Crossing is located on the north side of FM2642 and I-30. We have spent a lot of time working with the property owner and his planners. They have had four workshops with Planning and Zoning (P&Z) to incorporate everything P&Z wants. It goes before P&Z on September 8, 2017. If approved, it will go before council. If council approves it, the entire 107-acre tract will be approved. Their plans include walkability throughout the development. The development plans also call for a hotel.

*Ballpark Update*

Mr. Lott announced he and City Manager Carl Alsbrook have a meeting scheduled with Ballpark developer, Mark Schuster (Ventura Sports Group), owner of Anderson Crossing Jonathon Crawford and his planners. The ballpark has been delayed a year due to an illness in Mr. Schuster's family but he wants to start construction before the end of this year and wants to be playing ball by April of 2019. He also wants a final contract. Mr. Lott and City Attorney Jason Day will work with an outside attorney to draw up a contract. They are concerned with finding the appropriate language to protect our \$4M investment because there are other investors involved in the project; it's a \$12M project. The CDC will sell bonds for the \$4M, leaving the ballpark group (Ventura Sports Group) to find other investors for the remaining \$8M. Ventura has hired a full-time Vice President of Marketing to acquire sponsorship, teams and other uses for the facility.

*Panda Express Update*

Panda Express is quickly progressing. They should be open by late September or early October.

*Popeye's Update*

Popeye's has closed on one of the six pad sites between Walmart and Tractor Supply. We have been talking to them for the last five years at ICSC. Every year they indicated they were aware of Royse City. We are glad we will finally have them here.

*Lots between Walmart and Tractor Supply*

Beginning at the cut on the north side service road: the first pad site will be an 8,000SF multi-tenant strip center, the second pad site will be Arby's, third is Kwik Kar, fourth is Popeye's. The fifth and sixth pad sites are still available.

*Clarence Jorif Project*

Mr. Jorif has an incredible background in law enforcement and wants to bring something really exciting to Royse City that will bring people to our community. We have really enjoyed working with Mr. Jorif and look forward to helping him with his facility. His property is the city but the road to the property is in dire need of repair. He will likely look to the CDC board and the City for help. Mr. Jorif has a contract on the property and is going thru a 60-day due diligence process.

*Strip Center in front of Walmart Update*

Urgent Care, Donut Land, and Papa Johns are locating in the strip center in front of Walmart. They all have their permits and are working on their finish outs.

*Arby's Update*

Arby's is waiting on approval for their I-30 Overlay District approval. It will go before P&Z on September 28, 2017.

*Zoning Update*

Final annexations are tonight. It has been an arduous ordeal but we had to do it because of new legislation that would prohibit us from doing it in the future and prevent us from protecting our corridor for future development.

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*Hospital Prospect*

Mr. Lott has had two meetings with a man who is interested in building a 120-150 bed hospital. We drove around for an hour and a half looking at property; he needs 10-20 acres. He has experience getting someone like Baylor Scott and White, Presbyterian, etc. to commit to the project and then he develops a hospital on their behalf.

**K. MAIN STREET DIRECTOR'S REPORT:**

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- Cookston Court Update:
  - The final name will be Cookston Court. Mrs. Morris passed around a rendering of what Cookston Court will look like with a few minor differences from what the rendering shows. Cookston Court will include greenery, pavers, a stage, electrical outlets on every pole, a huge electrical panel for concerts, tables and chairs can be added.
- Ice Cream Shop Update
  - June Babies will be the name of the ice cream shop which will be located on Hwy. 66 where Rybicki Law Firm used to be. It will be homemade, organic ice cream.
- Treasures on Main
  - 211 Main closed. It is now available to lease. The 1,700SF building will lease for \$1,800.
- Beauty Bar Salon
  - Located at 305 Main, previously The Shop. The Shop has temporarily moved to Elm Street, but plans to move into 137 Main, previously Anchored Bliss, once it is renovated.
- RCHS Main Street Pep Rally
  - The Homecoming Pep Rally will take place on September 20 on downtown Main Street at 6:30
- 126 E. Main and 137 E. Main
  - 126 Main Street, previously Leslie's Hair Care and 137 Main are both undergoing renovations.

**I. ADJOURN**

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- At 8:16 A.M., Mr. Vaughn made a motion to adjourn.
- Mr. Ellis seconded the motion.
- The motion carried 6:0.

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert