

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

MINUTES

October 24, 2017

Members Present	Employees Present	Other:	Members Absent:
Dena Elder	Larry Lott, CDC Director	Julia Bryant (RC Chamber)	Charles Houk
Clay Ellis	Tonya Brown, Secretary	Carl Alsbrook (City Manager)	
Richard Pense		Paula Morris (RC Main Street)	
Bobby Gladu			
Jesse Vaughn (7:05)			
Mike Gilbert			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:03A.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 October 2017. In comparison to October 2016, sales tax revenue increased by 11%. For the year as a whole, sales tax revenue increased by 15.69%.

ACTION

1. Mr. Gladu made a motion at 7:04 A.M. to approve September 26, 2017, minutes.
2. Mr. Ellis seconded the motion.
3. The motion carried 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 will be taken on these items.

1. Citizens present did not wish to participate.

D. DISCUSSION AND ACTION REGARDING MAIN STREET CHRISTMAS DINNER SPONSORSHIP

There are three sponsorship levels for the Main Street Christmas Dinner; Bronze \$250, Silver \$500, and Gold \$1,000. This year's event will be a dinner instead of a luncheon. It will take place at 6:30 in the evening on December 7 at Fellowship Church. The event will include a dessert auction and raffle. All sponsorships include a table of 8 plus various advertising avenues. The money raised from the event goes towards city beautification projects, future events and funding for other downtown needs.

ACTION

1. Mr. Pense made a motion to sponsor the Main Street Christmas Dinner at \$250.
2. Mr. Ellis seconded the motion.
3. The motion passed 6:0.

E. DISCUSSION AND ACTION REGARDING REAPPOINTMENT FOR CDC MEMBERS

The term for Board members Dena Elder, Bobby Gladu and Charles Houk will expire on December 31, 2017. Each of these board members has expressed an interest in being reappointed.

ACTION

- Mr. Ellis made a motion to reappoint Dena Elder, Bobby Gladu, and Charles Houk.
- Mr. Vaughn seconded the motion
- The motion carried 6:0.

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F. PRESENTATION BY CLARENCE JORIF REGARDING PROPOSED INCENTIVE FOR TRAINING FACILITY TO BE LOCATED IN ROYSE CITY

Mr. Jorif presented his plans to the CDC Board for an elite tactical training facility he intends to build in Royse City. The 60,000SF, green, facility will accommodate civilians and law enforcement. It will include a retail area, M.A.T.C.H. house, fingerprinting services, virtual tactical simulation theatres, 25-yard firing lanes, 6, 100-yard firing lanes, a Class 3 room, a mat room, classrooms, locker rooms and a café lounge. Mr. Jorif is requesting an incentive grant in the amount of \$322,415.40 from the CDC to construct and improve East County Line Road from the private drive at Lattimore Concrete to his facility.

G. RECESSED REGULAR SESSION TO ENTER INTO CLOSED EXECUTIVE SESSION AT 7:55 A.M.

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

- Section 551.087: Deliberation regarding economic development negotiation: Clarence Jorif training facility incentive request

H. CLOSED EXECUTIVE SESSION AT 8:07 A.M.

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

Regular session reconvened at 8:07 A.M.

ACTION

Regarding Texas Government Code: Section 551.087

- Clarence Jorif training facility incentive request
 - Mr. Ellis made a motion to grant an incentive for The Compound Royse City to Mr. Clarence Jorif in the amount of \$322,415.40 contingent upon an acceptable performance agreement.
 - Mr. Gladu seconded the motion.
 - The motion passed 6:0.

J. DIRECTOR'S REPORT: LARRY LOTT

BUC-EE'S UPDATE

At a meeting with Buc-ee's owner Beaver Aplin and TxDOT, January 2019 was discussed as a completion date for the FM 2642 at I-30 Overpass. Mr. Aplin asked TxDOT what it would take to complete the project sooner. Dirt work for Buc-ee's has started; if TxDOT can guarantee a completion date of January 2019, construction on the facility will begin, if not, there may be a four-month waiting period before beginning construction. Mr. Lott and City Manager Carl Alsbrook will attend another meeting scheduled for November 15 with Mr. Aplin and TxDOT to determine the possibilities and costs of completing the overpass before the January 2019 date.

ANDERSON CROSSING

Anderson crossing has already gone thru and been approved by Planning and Zoning (P&Z). This project is a planned development. A planned development predetermines what types of businesses can be developed within the project. Discussions have taken place with an attorney who will be working with the developers on a Tax Increment Reinvestment Zone (TIRZ) which will allow the developers to be reimbursed thru future sales tax for some of their infrastructure costs.

URGENT CARE

Urgent Care is now open.

SHAW DRIVE

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Shaw Drive is complete. Opening Shaw Drive allows cars leaving Country Friends Veterinary Clinic and the surrounding area to return to FM 2642 westbound without having to drive to FM 1565.

I-30 & FM 2642

The eastbound frontage road and ramps will be complete in the spring of 2018. The westbound frontage road and ramps will be complete in the summer of 2018. TxDOT plans to start on the main lane and bridge in the summer of 2018 and to be substantially completed (drivable) by January 2019.

Ridge Park update

The Ridge Park master plan went to P&Z last night. If it was approved last night, they should start construction soon.

Panda Express

Panda Express is now open.

John Marlin subdivision update

John Marlin has been planning this subdivision, on 100+ acres, located at Erby Campbell and Circle Drive, in accordance with the city's newly approved Comp Plan. The developer is willing to follow the Comp Plan but has stated that doing so will be so costly the development would need to be established as a Public Improvement District (PID). The developer would sell PID bonds which would ultimately be repaid through the levy of assessments to the homeowners of the subdivision to offset some of the development costs. Among other things, the Comp Plan calls for walking trails throughout the subdivision; this is an exorbitant expense for developers, causing them to seek additional financing avenues such as PID bonds.

Verandah addition

Negotiations continue with Verandah regarding the additional 100 acres they are requesting. We expect a decision within the next 30 days.

Summary of businesses opened in FY2017 and planned businesses for FY2018

We have had 17 new businesses open in FY2017; 18 new businesses are planned for FY2018.

K. MAINSTREET DIRECTOR'S REPORT: PAULA MORRIS

126 East Main

We met with a possible tenant who wants to open a barber shop at the location previously known as Leslie's Hair Care.

146 East Main

The building has a new owner. The new building owner will not be the business owner. The new business owner plans to open a "sports-type" restaurant with a patio.

Trick or Treat on Main Street

This event will take place tomorrow night from 6-8 pm.

L. ADJOURN

At 8:25, Mr. Ellis made a motion to adjourn.

Mr. Gladu seconded the motion.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert