

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

MINUTES

November 28, 2017

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Charles Houk	Larry Lott, CDC Director	Julia Bryant (RC Chamber)	Dena Elder
Clay Ellis (7:08)	Tonya Brown, Secretary	Landon Fisher (RC Herald Banner)	
Richard Pense		Paula Morris (RC Main Street)	
Bobby Gladu		Vanessa Stahl (Chamber Assistant)	
Jesse Vaughn		Carl Alsabrook (City Manager)	
Mike Gilbert			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:03A.M., Mr. Gilbert called the meeting to order, and Mr. Lott gave the invocation.

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

Mr. Lott discussed the sales tax revenue for November 2017. In comparison to November 2016, sales tax revenue increased by 8%. For the year as a whole, sales tax revenue increased by 14.40%.

**ACTION**

1. Mr. Gladu made a motion at 7:04 A.M. to approve October 24, 2017, minutes.
2. Mr. Houk 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. RECESS CDC MEETING AND OPEN PUBLIC HEARING**

The Compound Royse City:

- CDC regular meeting recessed at 7:06 A.M. to open public hearing regarding an incentive grant to Clarence Jorif in the amount of \$322,415.40 for County Line Road improvements necessary for the construction of a state of the art training facility.
- No discussions took place

**E. CLOSE PUBLIC HEARING AND TAKE ANY ACTION NECESSARY**

Public hearing closed at 7:07. No action necessary.

**F. DISCUSSION REGARDING ICSC – LAS VEGAS PARTICIPATION**

Mr. Vaughn was named as the next member to attend ICSC in Las Vegas. Members are chosen to attend on a seniority basis. Last year was Mr. Vaughn’s turn but he was unable to attend due to failing kidneys. Our City Manager Carl Alsabrook donated a kidney to Mr. Vaughn on the condition that he would attend in 2018; Mr. Vaughn accepted the kidney and has agreed to attend the convention in 2018.

**G. PRESENTATION BY MICHAEL HOLDER REGARDING INCENTIVE REQUEST FOR PROPOSED BARBER SHOP IN DOWNTOWN ROYSE CITY**

Mr. Holder requested an incentive grant in the amount of \$23,727.26 to update an existing building in Downtown Royse City.

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**H. RECESSED REGULAR SESSION TO ENTER INTO CLOSED EXECUTIVE SESSION AT 7:32 A.M.**

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

- Section 551.087: Deliberation regarding economic development negotiation:
  - Michael Holder - Barber Shop and Shave Parlor

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**I. CLOSED EXECUTIVE SESSION AT 8:18**

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

Regular session reconvened at 8:18 A.M.

**ACTION**

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Regarding Texas Government Code: Section 551.087

- Michael Holder - Barbershop and Shave Parlor
  - Mr. Vaughn made a motion to grant an incentive to Mr. Holder not to exceed \$12,670 for plumbing and electrical needs specific to the needs of a barbershop/shave parlor.
  - Mr. Gladu seconded the motion.
  - The motion passed 4:2.

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**K. DIRECTOR'S REPORT: LARRY LOTT**

*RIDGE PARK*

In a letter, pending City Council approval, City Manager Carl Alsbrook agreed to reimburse through water impact fee credits up to a maximum \$172,000 for the offsite water line. In addition, the city has agreed to pay the difference of the maximum 16" line versus the subdivision's requirement of an 8" line from the high school to their property as well as waiving sewer impact fees; the subdivision will use septic systems.

The larger line would allow further development in this area. Bids have already gone out for this subdivision and the developers are ready to start.

*ANDERSON CROSSING*

We received a list of deal points from the attorneys of this 107-acre development, relative to a Tax Increment Reinvestment Zone (TIRZ). Negotiations with the developer will begin soon.

*TALLICHET PROPERTY*

Mr. Lott, Mr. Alsbrook, and, Mrs. Brown met with Bill Tallichet, one of the owners of this 19-acre property located due north of Walmart. Mr. Tallichet is interested in finding out what the city would like to have developed on this property. The front part of the property is zoned commercial 1 and the back half is zoned commercial 2.

*THE COMPOUND ROYSE CITY*

The incentive for The Compound Royse City has been approved by City Council. We are currently working on a Performance Agreement.

*BASEBALL STADIUM*

We recently met with Mark Schuster, developer of the stadium who resides in North Carolina. As a result of the meeting, Mr. Schuster realized that hiring local professionals to assist him with the contract and zoning issues for this development would be to his advantage. We referred him to a few individuals we have worked with previously since they are familiar with our procedures. We will only consider moving forward with bond issuance once we have a draft agreement in place and concurrence of the other 5 teams. We hope to receive the draft agreement in early December.

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*REAPPOINTMENTS FOR DENA, CHARLES, AND BOBBY*

City Council approved, by unanimous vote, reappointments for the CDC board members: Dena, Bobby, and Charles.

*BUC-EE'S UPDATE*

Buc-ee's owner, Beaver Aplin, met with TxDOT officials and the contractor (Austin Bridge & Road) working on the FM 2642 overpass project to find out what it would cost to complete the overpass in November of 2018 instead of January 2019. Mr. Aplin decided that the costs associated with the earlier completion date outweighed the advantages; overpass completion date and Buc-ee's opening date remain January 2019.

*John Marlin subdivision update*

As previously discussed, Mr. Marlin has asked the city to designate this as a Public Improvement District (PID) to make it feasible. The city not been able to come to an agreement with Mr. Marlin on the amount. Mr. Lott and Mr. Alsbrook requested that Mr. Marlin add additional offsite infrastructures such as roads that would benefit traffic flow for that area and the city as a whole. Mr. Marlin is looking into the costs of the requested additions; we are still in negotiations. It will be discussed by City Council on December 12, 2017.

*RAILROAD DISCUSSION UPDATE*

We recently met with railroad representatives who asked if we would be interested in designating parcels of land near the railroad, as industrial. They have offered to help us advertise the parcels thru their marketing channels. The parcels discussed are in the Collin County area, a nonattainment area, meaning it is more difficult to get a clean air permit. What this means for Royse City, is the opportunity for more industrial jobs near the rail.

*VERANDAH ADDITION*

We have worked out all the deal points with Verandah developer Mehrdad Moayedi regarding the additional 100 acres (412 lots) north of the existing subdivision, he is asking for. We are currently reviewing the agreement. The addition of the 100 acres would put Verandah near 1000 acres (approx. 4,300 lots at build-out).

*JIM CERVINE PROJECT*

This proposed development is on the 39 acres owned by Chris Miller on Erby Campbell. They are trying to follow our Comp Plan and develop a mixed-use facility which includes a combination of retail, commercial and multi-family/residential.

**L. ADJOURN**

At 8:35, Mr. Gilbert adjourned the meeting.

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert