

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

MINUTES

January 23, 2018

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Members Present	Employees Present	Other:	Members Absent:
Charles Houk	Larry Lott, CDC Director	Julia Bryant (RC Chamber)	Bobby Gladu
Clay Ellis	Tonya Brown, Secretary	Vanessa Stahl (Chamber Assistant)	
Richard Pense		Wendy Johnson	
Mike Gilbert		Hojun Choi	
Jesse Vaughn (7:05 A.M.)		Paula Morris	
Dena Elder			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:04A.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 January 2018; in comparison to January 2017, sales tax revenue increased by 4.1%. In the last 12 months, sales tax revenue increased by 12.57%.

ACTION

1. Mr. Pense made a motion at 7:04 A.M. to approve December 19, 2017, minutes.
2. Mr. Houk seconded the motion.
3. Mr. Gilbert abstained since he did not attend the December meeting.
4. 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. No citizen participation

D. CLOSE CDC MEETING AND OPEN PUBLIC HEARING

1885 Barbershop and Shave Parlor:

- CDC regular meeting recessed at 7:05 A.M. to open public hearing regarding an incentive grant to Michael Holder, owner of 1885 Barbershop and Shave Parlor in the amount of \$12,670.00 for certain plumbing and electrical repairs to the building located at 216 E. Main Street in Royse City.
- No discussion took place

E. CLOSE PUBLIC HEARING AND TAKE ANY ACTION NECESSARY

Public hearing closed at 7:06 A.M. No action necessary.

F. DISCUSSION AND ACTION REGARDING TONYA ASSISTING THE CITY WITH WEBSITE AND SOCIAL MEDIA UPDATES

City Manager Carl Alsbrook has asked if Mrs. Brown would be interested in assisting with website updates and social media posts. Mrs. Brown indicated she would welcome the additional responsibilities to her current workload and appreciates the opportunity to work alongside the city.

ACTION:

1. Mr. Vaughn made a motion to allow Mrs. Brown to assist the city with the website and social media updates.
2. Mr. Ellis seconded the motion
3. At 7:09 the motion passed 6:0

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G. CDC DIRECTOR'S REPORT: LARRY LOTT

RIDGE PARK

Ridge Park is ready to start on the first of two phases. Phase one has two builders committed to building. The developers plan to have all 87 lots sold in 1 ½ years. Offsite infrastructure work will begin February 1, 2018.

PARKSIDE VILLAGE

Developer John Marlin owns this 105-acre lot located on the corner of Erby Campbell and Circle Drive. This proposed subdivision is being developed in accordance with Royse City's new Comprehensive Plan. Parkside Village is asking the city for assistance by way of a Public Improvement District (PID); in return, the developer will agree to pave Elm Grove to Circle Dr. We expect Mr. Marlin to present a development to the city within the next 60 days that will include a \$6M PID. This subdivision will contain 412 lots. City staff has indicated they will support a PID.

SMOKE SESSIONS

We are currently working with Chad Sessions to find property in Royse City for Smoke Sessions BBQ. We have shown him three properties and will continue to work with him to find something that will work.

BEARPEN CREEK

Bearpen Creek is a 982-acre subdivision, located within the city limits, owned by Provident Realty. In a recent discussion with Jay Hawes of Provident Realty, we each shared ideas for this subdivision's development. Their plan is to focus on rural estates as indicated in the Comp Plan which includes 1-acre lots as well as higher quality amenities. Provident plans to begin by initially building higher density homes in the northern section and increase to larger, estate-type homes in the southern section. Mayor Nichol has expressed that she would like to see an aesthetic transition as you travel throughout the subdivision by using a "village-type concept" that would give the feel of traveling thru different villages as you drive thru the subdivision. We'd also like to create a conservation area utilizing Bearpen Creek. Additionally, we have asked Provident to consider at least two sites for schools. Mr. Hawes will present a "bubble-concept plan" (a generalized plan) and a planned development (PD) to the city. A variance to the city's ordinance that requires 80% masonry may be necessary to achieve the desired look for this subdivision; the look is along the lines of a period home which would require the use of Hardi-plank.

ANDERSON CROSSING

This 107-acre development is located at FM 2642 and I-30. Anderson Crossing developers have predetermined the types of businesses they want to occupy the four quadrants for this planned development (PD) and city council has given their approval. The developers have asked for a Tax Increment Reinvestment Zone (TIRZ), which would allow them to offset some of their development costs by way of future tax revenue. Once the agreed upon amount has been recouped, the sales tax revenue will be rededicated to the city. Deal points for the TIRZ are still under negotiation. A conference call has been scheduled between the City of RC and Anderson Crossing's group.

ANNUAL REPORT

We are required to file an annual report to the state by the end of January. This report lets the state know how we spent our money and how much is in reserve. Thanks to Mrs. Brown for compiling and filing the report.

ARBY'S UPDATE

Arby's is now framing and expects to open 60 days from yesterday (approx. Friday, March 23).

POPEYE'S UPDATE

Popeye's has finished pouring their foundation and expects to go vertical this week.

KWIK KAR

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Kwik Kar has finished the basement area and is starting the plumbing work.

H. MAIN STREET REPORT: PAULA MORRIS

122 EAST MAIN

This building, owned by Mrs. Pauline Taylor is where Lyndie's was previously located. Within the next couple of weeks, Mrs. Taylor will have the back wall replaced. We believe we have a tenant for this building who plans to completely remodel the interior.

126 EAST MAIN

This is another building owned by Mrs. Taylor. Replacement of the back wall on this building was recently completed. This is where 1885 Barbershop and Save Parlor will be located. The new business owner is currently working on remodeling the interior and plans to remodel the façade as well.

146 EAST MAIN

This is the building where Main Street Café was previously.. The new business will be called Alumni Sports Bar and Grill. Interior renovations are moving along. Some of the renovations include removing the drop ceiling to expose the historic tiles and opening up the transom windows. *[Mr. Lott stated that Ms. Morris worked diligently with the business owner for these renovations as they were not in his original plans]* They hope to open in March.

137 EAST MAIN

This is the building previously occupied by Anchored Bliss. They have applied for a permit to repair the roof, remodel the interior and possibly do some work on the façade.

224 EAST MAIN

The building with the green awning, next to Luigi's is now available

211 EAST MAIN

The building located next to Milano's is still vacant and available for lease however it does not have water.

THE OLD TOWNE BLOCK PARTY

This event is scheduled for Saturday, March 3rd from 11-4. The Main Street Board has started planning and is seeking sponsorships for the kid's area.

[Mr. Pense asked about the progress of the pocket park (Cookston Court)

- Ms. Morris stated that she has a meeting scheduled for today regarding the pocket park and that Mr. Shaw is doing a great job painting the mural in a timely manner.]*

I. ADJOURN

At 7:38 Mr. Gilbert made a motion to adjourn the meeting; Mr. Ellis seconded, the motion passed 6:0.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert

ⁱ Minutes Approved 6:0, 2-27-18