

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

MINUTES

March 27, 2018

| <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)         | Mike Gilbert           |
| Clay Ellis             | Tonya Brown, Secretary   | Vanessa Stahl (Chamber Assistant) |                        |
| Richard Pense          |                          | Wendy Johnson                     |                        |
| Bobby Gladu            |                          | Jack Alexander                    |                        |
| Jesse Vaughn           |                          | Paula Morris                      |                        |
| Dena Elder             |                          | Brandon McClurg                   |                        |
|                        |                          |                                   |                        |
|                        |                          |                                   |                        |

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:02A.M., Ms. Elder called the meeting to order, and Mr. Pense gave the invocation.

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

Mr. Lott discussed the sales tax revenue for March 2018; in comparison to March 2017, sales tax revenue increased by 18%, an increase of 13.06% over the last 12 months.

**ACTION**

1. Mr. Gladu made a motion at 7:03 A.M. to approve February 27, 2018 minutes.
2. Mr. Houk seconded the motion.
3. The motion carried 6:0.

**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.

- No citizen participation

**D. DISCUSSION AND ACTION REGARDING MAIN STREET CAR SHOW SPONSORSHIP**

In the past, the CDC has sponsored the Main Street Car Show as a \$100 t-shirt sponsor.

**ACTION**

- Mr. Houk made a motion to continue with \$100 t-shirt sponsorship.
- Mr. Ellis seconded the motion
- The motion carried 6:0

**E. DISCUSSION AND ACTION REGARDING TOP DOG SPONSORSHIP**

Last year the CDC sponsored a table. This cost for this is \$300.

**ACTION**

- Mr. Pense made a motion to sponsor a table this year at \$300.
- Mr. Ellis seconded the motion.
- The motion carried 6:0

**F. PRESENTATION FOR INCENTIVE GRANT BY JACK ALEXANDER - 1001 BARGAINS**

Mr. Alexander made a presentation to the board requesting an incentive grant to assist with the costs of renovating his current building located at 129 E. Main Street in Royse City. Three years ago, when Mr. Alexander bought the building, he paid to remodel the building. Due to the dry spell followed by the floods, the building is now compromised. The total costs of renovations to the exterior of his building are estimated at

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\$70K. Mr. Alexander was granted \$12K from the city's Main Street façade grant program, leaving his estimated out of pocket costs at approximately \$58K.

**G. RECESS REGULAR SESSION**

At 7:19 a.m. Regular session recessed in compliance with Texas Government Code to Wit:

- Section 551.087 – Deliberation regarding economic development negotiation
  - Jack Alexander – 1001 Bargains

**H. CLOSE EXECUTIVE SESSION**

At, 7:33 a.m. executive session closed.

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

At 7:34 a.m. regular session reconvened

**ACTION**

- Mr. Vaughn made a motion to grant a portion of Mr. Alexander's out of pocket costs, not to exceed \$25K for renovation to his business (1001 Bargains) located at 129 E. Main Street, Royse City, Texas.
- Mr. Pense seconded the motion
- The motion carried 5:0
- Dena elder recused herself due to former client/realtor relationship

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

*RIDGE PARK SUBDIVISION - UPDATE*

Ridge Park is the subdivision on FM35. They have completed their off-site water infrastructure. They should have an on-site contractor selected within the next 30 days. This subdivision will have 86, 1+ acre lots.

*ARBY'S UPDATE*

Pending rain, Arby's should be open Friday (March 30).

*POPEYES UPDATE*

Popeye's should open the Friday following Arby's opening.

*BAYLOR REHAB FACILITY*

This is the 10,000SF shell in front of Walmart. Baylor, Scott & White (BSW) Occupational Therapy is going to occupy 2,500SF of the building. The developer should turn the 2,500SF over to BSW by this Friday for finish out.

*ELLIS INSURANCE BLDG.*

This building is located at FM 35 and FM 2453. The trusses are in, but they are still waiting on other materials. Similar to other construction projects in the area, the rain is a factor that affects their schedule.

*BURGER KING*

Burger King, located east of CVS. They should be going vertical within the next 7-10 days. Construction should take between 60-90 days.

*WATERSCAPE SUBDIVISION UPDATE*

The is the large community, off FM 548 and Crenshaw Rd, being developed by the Huffines Group. They will send a final plat to Planning and Zoning (P&Z) for approval on April 5. If approved by P&Z, it will go to City Council for approval on April 10. There are five builders in this community. We expect they should have all necessary approved documents by mid-April.

*KWIK KAR*

Kwik Kar is progressing slowly, but according to our fire inspectors, it is a quality building. We hope to see them complete the project within the next four months.

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*FROST FARM UPDATE*

Frost Farms subdivision was created back in 2006. They are located south on FM 548, just around the curve across from Sunrise Meadows, north of the property owned by The Church RC. It will contain 134 lots. Sumeer Homes will be the builder for this community; we hope to see them go before council sometime in April.

*BASEBALL FACILITY*

Mr. Schuster still plans to have everything up and operational in April 2019. We plan to meet with Mr. Shuster tomorrow.

*PAPPY'S EXPRESS CAR WASH*

Pappy's is due north of CVS on Erby Campbell. They received their permit to begin construction last Thursday.

*SMOKE SESSIONS BBQ*

Smoke Sessions Barbeque has put a contract on the piece of property owned by Tim West off SH66. Mr. Sessions has 45-day due diligence before he needs to close. There is a piece of property adjacent to his property that is in the floodplain and it is owned by the city. Mr. Sessions needs this property to make his idea for this project work. City Manager Carl Alsbrook has discussed giving the land to the CDC in exchange for Cookston Court and then as part of an incentive, the CDC would give the land to Mr. Sessions.

*WALMART GROCERY PICK UP*

Walmart grocery pick up started yesterday. You can now order online and pick up your groceries.

*ANDERSON CROSSING TIRZ*

Owner of the 107-acre tract notified Mr. Lott that the city should be receiving a TIRZ document within 2 weeks.

*TONY LYONS FITNESS CENTER*

Mr. Lyons has some interest in building a new fitness facility in Royse City.

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

*THE CAR SHOW*

The Car Show is Saturday, May 12.

*ALUMNI SPORTS*

They have been doing a lot of work in this building. The inside looks great. They are in the process of hiring and hope to open mid-April. Later down the road, they want to build a patio in the back.

*COOKSTON COURT*

The concrete for the stage and ramp has been poured. The mural is on hold until after the construction is completed.

**L. ADJOURN**

- At 8:08 a.m., Mr. Ellis made a motion adjourn the meeting.
- Mr. Houk seconded the motion.
- The motion passed 6:0.

**ATTEST:**

Secretary  
Tonya Brown

MINUTES APPROVED 4-24-18, 6:0

President / Vice President  
Dena Elder / Mike Gilbert