

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

MINUTES

May 30, 2018

Members Present	Employees Present	Other:	Members Absent:
Charles Houk	Larry Lott, CDC Director	Julia Bryant (RC Chamber)	Dena Elder
Clay Ellis	Tonya Brown, Secretary	Vanessa Stahl (Chamber Assistant)	
Richard Pense			
Bobby Gladu			
Jesse Vaughn			
Mike Gilbert			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:02 A.M., Mike Gilbert 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 May 2018; in comparison to May 2017, sales tax revenue increased by 22.9%. We still saw an increase of 12.14% over the last 12 months. No discussions were held regarding the April meeting minutes.

[Mr. Pense asked if we had any information regarding the CDC's outstanding incentives.] Mr. Lott discussed the various incentives that were granted, those that have been paid and those that were still encumbered. Of the eleven incentives from 2017-2018, six have been paid for a combined total of \$120,846.56. Five grants remain encumbered; their combined total is \$739,984.00.]

ACTION

1. Mr. Gladu made a motion at 7:08 A.M. to approve the April 24, 2018 minutes and May financials.
2. Mr. Vaughn 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 ON VERANDAH LIFT STATION AGREEMENT

Mr. Lott asked the board to consider and act on allowing Board President Dena Elder or Board Vice President Mike Gilbert to sign all documents regarding the Verandah Lift Station Agreement. The Verandah Lift Station is part of the Buc-ee's incentive grant the board approved in March of 2015. We have been working with the City's engineering firm, Birkhoff, Hendricks & Carter; it is their recommendation that we accept the bid from Gracon Construction. We had projected a cost of \$250,000.00 for this project; the total costs including construction and engineering are \$189,580.00; this puts us well below our projection.

ACTION

- Mr. Ellis made a motion to approve the bid of \$141,900.00.
- Mr. Pense seconded the motion.
- The motion passed 6:0

E. PRESENTATION FOR INCENTIVE REQUEST BY ERIN KINCAID: ROYSE CITY CHAMBER OF COMMERCE

Erin Kincaid made a presentation requesting \$25,000 for continued marketing activities.

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- Mr. Pense made a motion to table to table item until next month
- Mr. Ellis seconded the motion
- The motion carried 6:0

F. & G. EXECUTIVE SESSION

The board did not enter into executive session.

H. DIRECTOR'S REPORT WAS GIVEN TO INCLUDE

RIDGE PARK SUBDIVISION - UPDATE

Ridge Park is located on FM 35. They have signed a construction contract for Phase One and have hired Cal Construction to do their excavation work and H&H Construction for their utility work; they have two builders for Phase One and are currently negotiating with builders for Phase Two. These homes will be designed with large lots and country-style homes.

ICSC

Mrs. Brown, Mr. Vaughn, Mr. Ellis and Mr. Lott each gave an account of the contacts they made and the reception they experienced from the various businesses visited. Follow-ups will continue in the coming weeks.

INWOOD STRIP CENTER PHASE I & PHASE II

This is the shopping center being developed by Elliot Gerstenhaber. Baylor, Scott & White will occupy a 10,000SF endcap and has their sign up, a dentist has signed a letter of intent on 1,600SF, and the second endcap is close to having a contract signed.

BURGER KING

We hope to see Burger King open in July 2018.

WATERSCAPE

This is the subdivision on FM 548 near Crenshaw Drive. All the platting has been approved for this subdivision. They have submitted over 40 permits which are waiting for approval.

THE MEADOWS AT MORGAN CREEK

This subdivision is located at FM 35 and FM 2453 has foundation ready for model home.

PARKSIDE VILLAGE

All zoning for this subdivision located at Circle Drive and Erby Campbell is complete. This is the first subdivision designed under the new Comp Plan. The developer will extend Erby Campbell from where it ends today all the way down to Elm Grove Rd and pave a portion of Elm Grove Rd that is not currently paved which borders the west property line.

FM 2642 OVERPASS UPDATE

The substantial completion date has been pushed back to April 4, 2019. Final completion is slated for May 7, 2019. Buc-ee's completion will likely coincide with these dates.

UNDEVELOPED ACREAGE – HIGHLANDS OF MCKAMY

We are discussing with Bob Sandlin the possibility of developing the remaining 43 acres in this subdivision.

FROST FARMS

Frost Farms is a proposed subdivision located south on FM 548. They should have all their approvals in June and have requested a turn lane from TxDOT. This will be a small subdivision located on approximately 100 acres.

SMOKE SESSIONS

Smoke Sessions has moved to SH 276 and FM 548 on a temporary basis. We are doing a survey on a piece of property that we plan to ultimately grant them as part of an incentive package. We hope to have the survey by the end of this week. They plan to close on the adjacent property in late June.

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THE COMPOUND ROYSE CITY

Two to three weeks ago we provided Mr. Jorif with a draft copy of the Performance Agreement between RCCDC and The Compound RC. Mr. Jorif indicated that he plans to have his attorney look at it. We have not heard from him yet.

ANDERSON CROSSING

Anderson Crossing is the 107-acre planned development located on the northwest corner of FM 2642 and I-30. The developers will be here a week from next Friday. We will be talking with them about all the items that will be included in their TIRZ agreement. Some of the items include a north-south service road that will go up to CR 1031, an improvement on CR 1031 and the looping of water lines up CR 1031.

TWIN PINES

Twin Pines is an ETJ (Extra Territorial Jurisdiction) subdivision; meaning it is located outside of Royse City, city limits but within our ETJ. Because it is in our ETJ, the city is responsible for approving streets/roads, water, and sewer. This developer will bring water and sewer from 2526 to his property which opens up future development for the city.

DAVID COUCH

Mr. Couch is interested in building a 5K-7K SF professional services building in Royse City. Mr. Lott showed Mr. Couch several locations and found 3 locations that interested him.

DILLION COOK

Mr. Cook represents the owners of three parcels of land south of Parkside Village. He is trying to identify what to do with those parcels of land. Mr. Lott reviewed the city's comp plan with him. The outer loop planned in the city's future will go right thru one of those pieces of property.

[The board had questions for Mr. Lott regarding other updates:

- Ball Park: No updates at this time.
- Starbucks: We visited with them at ICSC. They do have some interest in RC but nothing to report at this time.
- 7-11: Mr. Ellis visited with them at ICSC but the rep for this area was not there but they have purchased the property on the SEC of Erby Campbell.
- Fast Food restaurants: Delays in opening dates due to issues finding employees.

I. MAINSTREET DIRECTOR'S REPORT: PAULA MORRIS

- 211 Main Street to (Next to Milano's) is opening music school call Merry Melodies at the end of July. Ms. Morris met with the contractor and architect working on the building.
- 122 E. Main Street (previously Lyndie's) is going to open an antique store. It will contain eclectic items. The businesses owner is Jeff Vasset. He may approach the CDC for an incentive.
- Ice Cream shop that was proposed to be located at 302 West Main on SH66, is no longer going to happen.
- 137 Still does not have a roof. They applied for a permit 4-5 months ago but never turned in their paperwork.
- 224 is still available

Our next CDC meeting will be on June 26, 2018.

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J. ADJOURNMENT

- At 8:22 a.m., Mr. Vaughn made a motion to adjourn the meeting.
- Mr. Ellis seconded the motion.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert

APPROVED 06/26/2018