

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

MINUTES

June 26, 2018

Members Present	Employees Present	Other:	Members Absent:
Charles Houk (7:11)	Larry Lott, CDC Director	Julia Bryant (RC Chamber)	Richard Pense
Clay Ellis	Tonya Brown, Secretary	Vanessa Stahl (Chamber Assistant)	
Dena Elder		Erin Kincaid	
Bobby Gladu		Paula Morris	
Jesse Vaughn (7:03)			
Mike Gilbert			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:00 A.M., Dena Elder called the meeting to order, and Mr. Ellis gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON

Mr. Lott notified the board of a correction that needed to be made to the financial statement. The June deposit should have read \$64,488.38, not 644,888.38. Sales tax revenue for June 2018, in comparison to June 2017 increased by 15.7%. There was an overall increase of 11.77% over the last 12 months. No discussions were held regarding the May meeting minutes.

ACTION

1. Mr. Ellis made a motion at 7:02 A.M. to approve the May 30, 2018 meeting minutes and June financials.
2. Mr. Gladu seconded the motion.
3. 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.

- No citizen participation

D. DISCUSS MARKETING FUNDING REQUEST FROM RC CHAMBER OF COMMERCE

Erin Kincaid, Board President of the Royse City Chamber of Commerce, presented information to the CDC Board regarding a request for funding to market the City of Royse City and the Royse City CDC.

E. RECESS INTO CLOSED EXECUTIVE SESSION

At 7:18 A.M., regular meeting recessed into closed executive session in compliance with Texas Government Code to Wit:

- Section 551.087: Deliberation regarding economic development negotiation.
 - Royse City Chamber of Commerce

F. CLOSED EXECUTIVE SESSION

Executive session closed at 7:52 A.M.

G. RECONVENE REGULAR SESSION

At 7:53 A.M., regular session reconvened and any action necessary as a result of executive session deliberations was taken.

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1. Mr. Vaughn made a motion to provide the Royse City Chamber of Commerce \$12,000.00 to help offset the costs of marketing the City of Royse City and the RCCDC.
2. Mr. Houk seconded the motion.
3. The motion passed 6:0.

H. DIRECTOR'S REPORT WAS GIVEN TO INCLUDE

RIDGE PARK SUBDIVISION - UPDATE

Ridge Park, located on FM 35, has begun their on-site utility work and should have lots available by the end of the year. Two builders have purchased all the lots in Phase I; each phase will have 43 lots. One of the builders of Phase I has committed to building half the homes in Phase II.

BAYLOR REHAB

Baylor Rehab, located at the eastern corner of the Inwood Strip Center on the north service road of I-30, has received their Certificate of Occupancy.

SPRINT

Sprint, located on the western corner of the Inwood Strip Center, should open in approximately five months.

ELLIS INSURANCE BLDG

The Ellis Insurance building is near completion; they expect to move in next week. Mr. Ellis has one potential tenant and interest in the remaining available space. He will have more information next month.

BURGER KING UPDATE

Burger King is moving quickly and should be open in July.

BUC-EE'S - UPDATE

Buc-ee's has gone vertical. We estimate they will open sometime between December of this year and April of 2019.

WATERSCAPE SUBDIVISION UPDATE

Waterscape, located south on FM 548, had their grand opening. Each of the four builders in this subdivision has a model home available to tour. Vanessa Stahl, executive assistant of the RC Chamber of Commerce and each of the four builders did a wonderful job putting this event together.

PAPPY'S CARWASH UPDATE

Pappy's has been working with Mrs. Brown to gather information requested by their lender. They have purchased the land and are working on financing the construction work.

MEADOWS AT MORGAN CREEK

Altura, a quality home builder, is the home builder in Meadows at Morgan Creek. This subdivision is located at FM 2453 and FM 35. They are in the process of building a model home which we believe will be completed within the next 30 days.

PARKSIDE VILLAGE - UPDATE

Parkside Village is the proposed subdivision at Erby Campbell and Circle Drive. We are working with their engineers and accountants to gather the information necessary for the PID (Public Improvement District). By utilizing the PID concept, the developers are able to recoup some of their development costs thru the home buyers who will pay a PID assessment. These payments will pay off the bonds purchased by the developers to develop the subdivision. In return for allowing the developers utilize a PID, the city is requiring them to asphalt Elm Grove Road from Circle Drive to the length of their property and construct Erby Campbell (two lanes) from where it is today, to Elm Grove Road.

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CRISWELL COLLEGE PROPERTY

Criswell College owns approximately 193 acres on HWY 66, before you get to FM 2642. At one time they were thinking of building a campus, now they want to sell the property. We met with a broker named Carter Kendall, who is trying to put a package together to sell it but there are issues with water and sewer. This piece of property sits at the edge of our city limits; we are working with them to find a solution that ensures the possibility of future development. In order to receive our help with water and sewer, they will need to voluntarily annex into the city.

SMOKE SESSIONS

The Phase I Study performed on the Tim West property indicated a potential for environmental issues. Between 1938 and 1942, a fueling station was located here. Because of this, the possibility exists that hydrocarbon might be present. Smoke Sessions Barbeque wanted to have a Phase II Study performed, but the property owner was not willing to give them an extension. This property is now off the table for Smoke Sessions so the deal we made with them is no longer valid. We found two lots behind Auto Zone that Smoke Sessions liked but the owner will not sell but he is only willing to lease and would consider a 99-year lease. At one time they were looking at Jimmy's Donuts but the building will not accommodate their vision for the business.

PELTON

Peloton is a land planning company. They have approached us regarding three different pieces of property they want to develop. The first property is located near Waterscape on the east side of FM 548, the second is north of Church Street behind Rustic Meadows (Wood's property), and the third is owned by Larry Price south of Parkside Village (Erby Campbell & Circle Dr.).

THE COMPOUND - RC

We received Mr. Jorif's comments on the Performance Agreement and have taken it to City Attorney Jason Day for review. We will make the necessary changes and get Mr. Jorif's signature. The clock starts once the agreement is signed.

ANDERSON CROSSING TIRZ

We are working diligently with Anderson Crossing on the TIRZ for this development.

FM 2642 CLOSURE (July 5)

This intersection will close on July 5, 2018. The main lanes will be taken down to be rebuilt. Detours will be set up during this time.

ERBY CAMPBELL & I-30 (Traffic signal)

The installation of a traffic light at Erby Campbell and I-30 is scheduled for July 16, 2018.

SONOMA RIDGE

Sonoma Ridge is the 603-acre development that borders the south side of FM 590. It was entitled in 2003 but has been dormant. There are access issues with this property but discussions are underway regarding the extension of Erby Campbell which would alleviate the issue. A meeting is scheduled later this week with someone who has an interest in this project.

UNDEVELOPED ACREAGE - HIGHLANDS OF MCKAMY

We have someone interested in developing the remaining undeveloped 43 acres at Highland of McKamy. However, sewer capacity as it stands today will not accommodate any additional development. We are looking at what needs to be done to ensure the remaining 43 acres can be developed.

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I. MAINSTREET DIRECTOR'S REPORT: PAULA MORRIS

- Celebrate Freedom takes place this Friday on the high school parking lot.
- Stuff for Sale at 122 E. Main Street is now open.
- 1001 Bargains has applied for their permit to begin construction on the façade restoration.
- Merry Melodies is locating at 211 East Main and is planning a grand opening for July 30, 2018.
- A Yoga studio will open where Appreciation Printing was previously located. They plan to open July 9 and operate Monday thru Friday.

J. ADJOURNMENT

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- At 8:20 a.m., Mr. Ellis made a motion to adjourn the meeting.
 - Mr. Gladu seconded the motion.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert

APPROVED 7/24/18