

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – DENNY’S
201 W. HWY I-30
ROYSE CITY, TEXAS 75189
MINUTES – DECEMBER 20, 2018

APPROVED 1-22-2019 5:0

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

A. CALL TO ORDER

Announce the presence of a quorum.

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

B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON

Sales tax revenue for December 2018 in comparison to November 2017 increased by 16.4%. There was an overall increase of 14.4% over the last 12 months.

ACTION

1. Mr. Houk made a motion to approve the November 27, 2018 meeting minutes and December 2018 financials.
2. Mr. Pense seconded the motion.
3. The motion carried 7:0.

C. DISCUSSION REGARDING INCENTIVE DOLLARS SPENT AND ENCUMBERED

The culmination of CDC incentive dollars spent from January 2017 through December 16, 2018, is \$283,621.13. The amount encumbered is \$555,266.14. One of the encumbered amounts is \$12,000 for the ISO Study. Fire Marshall Tanner Dietz gave an update of the status of the ISO Study. The City will pay the full amount of \$24,000 and the CDC will reimburse the City \$12,000. The ISO Study was in our favor, they did not find any issues. The rating system has recently changed regarding automatic aid. Our automatic aid assessment includes Fate and McClendon Chisolm; both these cities have full-time employees which helped our rating tremendously. In addition, having an established Fire Marshall’s office was beneficial to our rating as well. The second encumbered amount for incentives is \$22,984.00 for Collin Co. Rd. 1031. This amount has been encumbered for 2 years. The third incentive is the Buc-ee’s incentive for the Verandah lift station; it is partially encumbered. We have paid \$167,133.26 for the for the lift station to date. We show \$152,866.74 still encumbered based on the estimate we were first presented however the lift station came in under budget. We are close to paying the entire incentive for the lift station. We anticipate Buc-ee’s will open in the spring of 2019. The forth encumbered incentive is for Anytime Fitness; \$45,000 is encumbered for this project. The City received plans yesterday and will begin the review process. The fifth and final pending incentive is The Compound Royse City. This incentive will be on our next agenda. We will invite Mr. Jorif to our next meeting to discuss the status of the project. At this point, he has failed to meet one of the stipulations of his Performance Agreement.

D. 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

Board President Dena Elder requested that we rearrange the order and proceed with Director’s Report, followed by the open forum.

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J. DIRECTOR'S REPORT: LARRY LOTT

ANDERSON CROSSING TIRZ

Mr. Lott received an email from ballpark developer Mark Schuster that discussed the status of the ballpark. Mr. Schuster is in the process of finalizing financing to move forward with the project. Mr. Schuster may have to open the league in 2019 in order to qualify for financing. Three of the six teams have existing stadiums that will need to be renovated. The other three teams will need to build a stadium. The six cities involved with the ballpark are La Porte, Bellmead, Royse City which will need a new stadium, Dallas, Ft. Worth, and Joplin, Missouri will use existing renovated fields.

FM 548

With the addition of Waterscape and two more subdivisions being added to the traffic on FM 548, the curve at FM 548 at Elm Grove Rd. and Crenshaw Rd. will become more of an issue. We are working with the Texas Department of Transportation to straighten out the curve and connect both roads in one intersection to FM 548. Traffic Impact Studies will need to be done to determine whether or not a turning lane is warranted for the two additional subdivisions.

PAPPY'S CARWASH

The city will help offset a small portion of the costs to locate the electricity underground. We anticipate the facility to open within 60 days. Pappy's Carwash will be similar to Speedy Bee in Rockwall.

CAPSTONE COURT

Capstone Court is the development by Josh Bray of Sanitation Solutions. The development will be located on Erby Campbell near Circle Drive. The duplex/quadplex facility will consist of 160 units on 16 acres. The buildings will have 8 units, 6 units, 4 units or 2 units per building and will either be one or two story buildings.

BEARPEN CREEK UPDATE

Last week we attended a Charrette to discuss our thoughts on the development. The financing has not been solidified, but if they are able to carry out their plans, the development will be a unique addition to our community. The city will assist with the development if the developers agree to change to a PID. The development is currently a MUD.

CDC BOARD REAPPOINTMENTS

Board Reappoints was approved by council. Mr. Gilbert, Mr. Vaughn, Mr. Ellis, and Mr. Pense will serve two-year terms. We will appoint officers at our next meeting.

MAIN STREET EMPORIUM

Recently the CDC board approved an incentive for Main Street Emporium. This is the first of its kind for the RCCDC in that the Performance Agreement will be between the CDC and both the business owner and building owner. We recently discovered that the building owner Mary Mitchell is legally considered one of three owners. The building is also owned by the estate of her father and mother. The Administrator of the building has provided a letter ensuring us that Mary has full control of the building. We will present the Performance Agreement and letter from the Administrator to City Attorney Jason Day to advise us how to proceed.

E. CDC BOARD OPEN FORUM: Q&A

Mrs. Elder: Ridge Park – The have completed their offsite infrastructure and are 75% with internal infrastructure for phase one. The weather has impeded their ability to complete the work. This development will consist of 1acre lots with 2,800 SF homes and use septic systems; no amenities are planned for this development.

Mr. Houk: Vet Clinic – The vet clinic should have concrete poured within the next 30 days, weather permitting.

Mr. Pense: Dentist Tree – Dentist Tree is still open but the Dentist is only there on certain hours.

Mr. Gladu: Parkside Village – Surveying for this subdivision is underway. It has changed ownership, from John Marlin to Green Brick Partners.

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Mr. Pense: Thirsty Bro – Thirsty Bro has outgrown their current location and is looking for other property in Royse City. Mr. Lott is working with owner Terry Gordon to locate a viable option.

Mr. Houk: Building Permits – Thru the end of November the city had issued over approximately 480. We anticipate having at least 500 by the end of the calendar year. Waterscape has been the busiest subdivision for permit applications. The Meadows at Morgan Creek is beginning to pick up. [Mr. Pense left the meeting]

Mr. Houk: Calls regarding development – Mr. Lott recently received a call from Carter Kendall who astonishingly asked what we doing in Royse City because in the last week he had received two phone calls from builders asking him to find them something to build in Royse City.

Mr. Gladu: “ Company A ” – Company A is moving forward. Mr. Gerstenhaber had anticipated having a signed agreement at this point but that has not happened. A broker from “Company A” called last week asking for sales figures in our area.

Mrs. Stahl: Additional grocery stores – There has been some interest on the side of town where the ballpark will be located but there will not be another grocery store on the side of town where Walmart is located.

Mr. Houk: Retail at the Meadows – We have not heard anything from the developers of The Meadows in regard to retail interest at their development. Mrs. Bryant stated that the developers had recently talked to her about The Meadows focusing their attention on a senior living concept.

Mr. Dietz: Triangular shaped property near Anita Scott Elementary - The property has closed and is now owned by a medical facility. [Mr. Ellis left the meeting]

Mr. Gladu: Medical Facility – We will have medical facilities on the north and south sides of the interstate. [Mr. Gladu left the meeting]

L. ADJOURNMENT

- At 8:08 A.M., Mr. Houk made a motion to adjourn the meeting.
- Mr. Gilbert seconded the motion
- The motion passed 4:0

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert