

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

SPECIAL CALL MEETING

12:00 P.M. – CITY HALL
305 NORTH ARCH STREET
ROYSE CITY, TEXAS 75189

MINUTES

March 1, 2019

APPROVED 3-26-19

Table with 4 columns: Members Present, Employees Present, Other:, Not Present:
Rows include: Dena Elder, Bobby Gladu, Mike Gilbert, Charles Houk, Richard Pense, Larry Lott, CDC Director, Tonya Brown, Secretary, Carl Alsabrook, Paula Morris, Clay Ellis, Jesse Vaughn II

A. CALL TO ORDER

Announced the presence of a Quorum.

At 12:00 P.M., Ms. Elder called the meeting to order and Mr. Pense gave the invocation.

B. 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 citizens were present.

C. RECESSED INTO CLOSED EXECUTIVE SESSION

At 12:00 P.M., entered in to closed executive session in compliance with Texas Government Code to Wit:

- Section 551.072: Deliberation regarding real property
1. Authorizing the CDC executive director to accept property located in the downtown area from the city of Royse City and authorizing CDC president to sign on matters regarding the transfer.
Section 551.087: Deliberation regarding economic development negotiation.
2. Incentive for Thirsty Bro to include CDC owned property in downtown Royse City
3. Incentive for Smoke sessions Barbeque to include CDC owned property in downtown Royse City and installation of offsite waterline

D. CLOSED EXECUTIVE SESSION at 12:46 P.M.

E. RECONVENE REGULAR SESSION

At 12:46 P.M., reconvene regular session and take any action necessary as a result of executive session deliberations.

ACTIONS (12:47-12:48 P.M.)

- 1. Authorization of CDC executive director to accept property located in downtown area from the city of Royse City and authorization of the president to sign on matters regarding the transfer.
a. Mr. Pense made a motion to accept the transfer of property to the CDC and to allow Mr. Lott to negotiate on behalf of the CDC and to allow Mr. Elder to sign all documents on behalf of the CDC board.
b. Mr. Houk seconded the motion
c. The motion passed 5:0

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2. Incentive for thirsty bro to include CDC owned property in downtown Royse City.
  - a. Mr. Gladu made a motion to allow Larry to develop an incentive agreement with Thirsty Bro that would include conveyance of the current fire station property and to allow Dena to sign the agreement.
  - b. Mr. Pense seconded the motion.
  - c. The motion passed 5:0
3. Incentive for Smoke Sessions Barbeque to include CDC owned property in downtown Royse City and installation of offsite waterline.
  - a. Mr. Houk made a motion to approve the incentive to Smoke Sessions Barbeque to allow director to negotiate and sign agreement to include CDC owned property in downtown Royse City and installation of offsite waterline.
  - b. Mr. Gladu seconded the motion.
  - c. The motion passed 5:0

**F. ADJOURNMENT**

1. At 12:48 P.M., Mr. Gladu made a motion to adjourn the meeting.
2. Mr. Pense seconded the motion.
3. The motion passed 5:0

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert