



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, JULY 22, 2025 – 7:00 A.M.
ROYSE CITY TRI-COUNTY CHAMBER OF COMMERCE - MEETING ROOM
216 N. ARCH ST., SUITE D – ROYSE CITY, TX 75189

CDC STAFF - PRESENT
ASSISTANT, TONYA BROWN
CITY STAFF
CITY ATTORNEY, JASON DAY
MAYOR, JANET NICHOL

BOARD MEMBERS - PRESENT
PRESIDENT, RICHARD PENSE
MEMBER, CLAY ELLIS
SECRETARY/TREASURER, BLAIR JOHNSON
MEMBER/COUNCILMAN, MICHAEL HOLDER
VICE PRESIDENT, RUSSELL THOMAS
MEMBER, CRAIG LAWRENCE SR.
MEMBER, DAN MCREYNOLDS

THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION (RCCDC) BOARD OF DIRECTORS RESERVES THE RIGHT TO REALIGN THE ORDER OF THE AGENDA OR ADJOURN INTO EXECUTIVE SESSION TO DISCUSS ANY OF THE MATTERS LISTED ON THE AGENDA, AT ANY TIME PRIOR TO ADJOURNMENT AS AUTHORIZED BY THE FOLLOWING TEXAS GOVERNMENT CODES: § 551.071 CONSULTATION WITH ATTORNEY

§ 551.072 DELIBERATIONS ABOUT REAL PROPERTY

§ 551.074 PERSONNEL MATTERS

§ 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

AGENDA TOPICS:

- A. **CALL TO ORDER: AT 7:00 A.M., MR. PENSE CALLED THE MEETING TO ORDER; A QUORUM WAS PRESENT.**
- B. **INVOCATION: COUNCILMAN ELLIS GAVE THE INVOCATION.**
- C. **CITIZENS PARTICIPATION: MRS. BROWN RECOGNIZED THE CHAMBER OF COMMERCE AND ASKED THEM TO SHARE WITH THE BOARD INFORMATION ABOUT THEIR RECENT SMALL BUSINESS SUMMIT EVENT THAT WAS HELD AT THE ROYSE CITY HIGH SCHOOL EVENT CENTER. MRS. BURKE DISCUSSED THE HUGE SUCCESS OF THE EVENT, WHICH FOCUSED ON VARYING ASPECTS OF RUNNING A BUSINESS TO RETIRING FROM A BUSINESS. THEY HAD PEOPLE FROM GREENVILLE TO DALLAS ATTEND THE EVENT. A SURVEY WAS SENT TO PARTICIPANTS AND ATTENDEES TO LEARN ABOUT ANY RECOMMENDED CHANGES FOR FUTURE SUMMITS. OVERALL, THEY RECEIVED OVERWHELMINGLY POSITIVE REVIEWS. THE CHAMBER WILL ALSO HOST A HEALTH SUMMIT LATER THIS YEAR. THE EVENT WILL FEATURE A BLOOD DRIVE, WOMEN'S SELF-DEFENSE CLASS, AND VARIOUS SPEAKERS ON ALL THINGS RELATED TO HEALTH.**

MR. PENSE RECOGNIZED DANNY, A COPIER VENDOR FOR RCISD, WHO ATTENDED THE MEETING. HE LEARNED ABOUT THE RCCDC AT THE SMALL BUSINESS SUMMIT.

- i. **Persons may have three (3) minutes to address the board. By law, the board: (1) may not deliberate on items not listed on the agenda and (2) may only respond with a statement of fact, state policy regarding the issue, or propose placing the item on a future agenda for deliberation.**

D. CONSENT AGENDA:

- 1. **APPROVE THE MINUTES OF THE JUNE 24, 2025, REGULAR MEETING AND JULY 8, 2025, SPECIAL CALLED MEETING. THERE WERE NO COMMENTS REGARDING THE MINUTES.**
- 2. **RECEIVE FINANCIAL REPORTS AND SALES TAX DATA FOR JULY 2025.**

THE JULY SALES TAX REVENUE, WHICH RESULTED FROM SALES IN THE MONTH OF MAY, INCREASED OVER JULY OF 2024 BY \$10,853.00, LEADING TO A ROLLING 12-MONTH INCREASE OF 6.8%.

- **COUNCILMAN ELLIS MADE A MOTION TO APPROVE THE CONSENT AGENDA.**
- **MR. JOHNSON SECONDED THE MOTION.**
- **THE MOTION CARRIED, 7:0.**

E. NEW BUSINESS:

- 1. **DISCUSSION REGARDING FY26 BUDGET:**

MRS. BROWN DISCUSSED REVENUE PROJECTIONS FOR FY26. INCOME SOURCES FOR THE CDC, ASIDE FROM SALES TAX, INCLUDE INTEREST, LEASE PAYMENTS, AND LOAN REPAYMENTS. PROJECTING A 5% INCREASE IN SALES TAX AND A 4% INCREASE IN INTEREST, COMBINED WITH OUR OTHER REVENUE SOURCES, WE PROJECT \$2,868,794.17 IN REVENUE FOR FY26. WE ALSO PROJECT \$655,446.40 IN

OPERATING EXPENSES AND EXPECT TO PAY OUT \$1,136,150 IN INCENTIVES, LEAVING US WITH A PROJECTED SURPLUS OF \$ 1,077,197.77 IN FY26 AND A CASH SURPLUS OF \$10,607,916.55.

F. STAFF REPORT:

1. **EXECUTIVE DIRECTOR SEARCH UPDATE:** CITY MANAGER CARL ALSABROOK IS EXCITED ABOUT THE 6 CANDIDATES THEY HAVE CONFIRMED FOR INTERVIEWS FOR THE CDC EXECUTIVE DIRECTOR POSITION. THE CANDIDATES COME FROM VARIED BACKGROUNDS. THERE WILL BE 2-3 INTERVIEWS PER CANDIDATE. WE HOPE TO HAVE MORE INFORMATION SOON.
2. **INCENTIVE UPDATE:**
 - **134 EAST MAIN ST. REMODEL:** JAMES IS WAITING ON LUKE, WHO IS WAITING ON US. HE NEEDS TO HAVE AN EXECUTED AGREEMENT WITH US TO PRESENT TO THE BANK BEFORE MOVING FORWARD WITH THE PROJECT.
 - **HXH STUDIOS:** SUBMITTED THEIR CERTIFICATES OF INSURANCE. THEY WERE SENT TO CLAY FOR REVIEW. COUNCILMAN ELLIS ASKED IF HXH IS REQUIRED TO HAVE INSURANCE ON THE BUILDING. MRS. BROWN SAID SHE WOULD REVIEW THE REQUIREMENTS OF THE AGREEMENT. THE PERMITTING DEPARTMENT INDICATED THEY HAD EVERYTHING THEY NEEDED FROM HXH AND SHOULD BE ISSUING A PERMIT SOON.
 - **SMOKE SESSIONS LAND CONVEYANCE:** MR. DAY IS WORKING ON THE LAND CONVEYANCE. HE RECENTLY SPOKE TO CHAD SESSIONS, WHO INDICATED WHERE HE WANTED THE PARKING SPOTS TO BE LOCATED SO THEY CAN BE DRAFTED INTO THE FINAL AGREEMENT. THE EASEMENTS AND AMENDMENT HAVE BEEN COMPLETED. FINAL STEPS INCLUDE THE CDC GIVING THE CITY A PARKING EASEMENT. ONCE THAT IS COMPLETE, MR. DAY WILL WORK WITH A TITLE COMPANY TO GET THE LAND TRANSFERRED FROM THE CDC TO SMOKE SESSIONS. MR. DAY HOPES TO ADDRESS THE ADDITIONAL ITEMS IN THE NEXT TWO WEEKS.
 - **FOUR BROTHERS:** CONSTRUCTION OF THE ACCESS ROAD HAS DRASTICALLY AFFECTED THE BUSINESS. CASEY KELLY ASKED IF THEY COULD USE ASPHALT INSTEAD OF CONCRETE FOR THE PROJECT. I REFERRED THE QUESTION TO LACEY. SHE RECOMMENDED HAVING CASEY REQUEST A DEVELOPMENT REVIEW COMMITTEE ("DRC") MEETING WITH HER TEAM. IN REVIEWING OUR INCENTIVE AGREEMENT WITH FOUR BROTHERS, LACEY DETERMINED THE AGREEMENT STIPULATED USING CONCRETE, BUT AGAIN RECOMMENDED A MEETING WITH THE DEVELOPMENT TEAM TO DISCUSS OPTIONS. I'LL FOLLOW UP WITH CASEY NEXT WEEK.
 - **ANVIL:** IN AN EMAIL LAST WEEK, THE ALDREDGES INDICATED THEY ARE STILL PURSUING A BUYOUT OPTION THROUGH INVESTORS. WE WILL CONTINUE TO FOLLOW UP WITH THEM AND LET YOU KNOW MORE INFORMATION WHEN IT BECOMES AVAILABLE.
 - **IRON PLOW:** WE HAVE RECEIVED THEIR INSURANCE DOCUMENTS FOR CONSTRUCTION FROM RAM AND THE CONTRACTOR. THEY HAVE DEMOED THE INTERIOR AND ARE WORKING ON THE SLAB FOR THE ADDITION. INTERIOR PLUMBING AND ELECTRICAL WORK HAVE BEGUN.

G. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:21 A.M., MR. PENSE RECESSED INTO CLOSED EXECUTIVE SESSION.

§ 551.071 CONSULTATION WITH ATTORNEY, § 551.072 DELIBERATIONS ABOUT REAL PROPERTY, § 551.074 PERSONNEL MATTERS, § 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

1. DELIBERATE REGARDING PAYMENT TO PERSONNEL FOR SERVICES AS INTERIM EXECUTIVE DIRECTOR.
2. DELIBERATE REGARDING APPROVING THE SWEET FROG PERFORMANCE AGREEMENT.
3. DELIBERATE REGARDING SECURITY INTERESTS FOR PERFORMANCE RELATED TO THE ROANOKE SUMMIT PERFORMANCE AGREEMENT.

H. ADJOURN EXECUTIVE SESSION: AT 8:34 A.M., MR. PENSE ADJOURNED THE CLOSED EXECUTIVE SESSION.

I. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS ON THE FOLLOWING MATTERS: AT 8:34 A.M., MR. PENSE RECOVERED REGULAR SESSION.

1. DISCUSS AND ACT REGARDING PAYMENT TO PERSONNEL FOR SERVICES AS INTERIM EXECUTIVE DIRECTOR.
 - MR. ELLIS MADE A MOTION TO GIVE \$7,500 EACH TO CARL ALSABROOK AND RICHARD PENSE FOR SERVICES DUE.
 - MR. MCREYNOLDS SECONDED THE MOTION.
 - THE MOTION CARRIED 6:0, MR. PENSE ABSTAINED.
2. DISCUSS AND ACT REGARDING APPROVAL OF THE SWEET FROG PERFORMANCE AGREEMENT.
 - MR. JOHNSON MADE A MOTION TO APPROVE THE SWEET FROG PERFORMANCE AGREEMENT SUBJECT TO CITY ATTORNEY AND CDC PRESIDENT AMENDMENTS.
 - MR. HOLDER SECONDED THE MOTION.
 - THE MOTION CARRIED 7:0.
3. DISCUSS AND ACT REGARDING SECURITY INTERESTS FOR PERFORMANCE RELATED TO THE ROANOKE SUMMIT PERFORMANCE AGREEMENT.
 - MR. HOLDER MADE A MOTION TO AUTHORIZE THE CITY ATTORNEY AND CDC INTERIM DIRECTOR TO MAKE SECURITY CHANGES TO THE PERFORMANCE AGREEMENT TO SUBSTITUTE ADEQUATE SECURITY.
 - COUNCILMAN ELLIS SECONDED THE MOTION.
 - THE MOTION CARRIED 7:0.

J. ADJOURN:

- MR. ELLIS MADE A MOTION TO ADJOURN.
- MR. THOMAS SECONDED THE MOTION.
- THE MOTION CARRIED AT 7:0
- THE MEETING ADJOURNED AT 8:36 A.M.

Approved and passed by the Roanoke City Community Development Corporation on the 26th day of August, 2025, 5:0

C.A. Lawrence

President, Craig Lawrence

Blair Johnson

Secretary/Treasurer Blair Johnson