



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, NOVEMBER 26, 2024 – 7 A.M.

CONFERENCE ROOM – ROYSE CITY POLICE STATION – 1530 E. STATE HWY 66, ROYSE CITY, TX 75189

STAFF PRESENT

CDC DIRECTOR CASEY BINGHAM, CEdD
CDC SECRETARY TONYA BROWN
CITY ATTORNEY JASON DAY

BOARD PRESENT

PRESIDENT, RICHARD PENSE
MEMBER, MAYOR CLAY ELLIS
TREASURER BLAIR JOHNSON
(LEFT AT 8:30 A.M.) 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: A QUORUM WAS PRESENT. AT 7:01 A.M. MR. PENSE CALLED THE MEETING TO ORDER.**
- B. **INVOCATION: MAYOR ELLIS GAVE THE INVOCATION**
- C. **CITIZENS PARTICIPATION: CHAMBER OF COMMERCE PRESIDENT/CEO ASHLEE BURKE ANNOUNCED THEY WILL HOLD AN OPEN HOUSE ON DECEMBER 12, 2024. THEY WILL PROVIDE FREE FOOD AT THE EVENT.**
 - 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. **RECESS REGULAR MEETING TO OPEN PUBLIC HEARING: AT 7:02 A.M.**
- E. **TAKE TESTIMONY REGARDING AN INCENTIVE GRANT TO FOUR BROTHERS FORD TRACTOR, INC.** For the public purpose of promoting economic development and diversity, increasing employment, reducing unemployment, expanding commerce, and stimulating business and commerce activities in the State of Texas, Rockwall County, the City Council of the City of Royse City, and the Royse City CDC Board have approved an incentive grant, not to exceed \$65,000 to Four Brothers Ford Tractor, Inc. to help offset the costs of paving the area currently used for showcasing inventory and customer parking at their existing facility located 2324 I-30, Royse City. This improvement is the first of five phases. Four Brothers has been serving the community at this location since 1978.
NO PUBLIC TESTIMONY GIVEN.
- F. **CLOSE PUBLIC HEARING TO RECONVENE REGULAR SESSION. AT 7:03 A.M.**
- G. **CONSENT AGENDA:**
 1. **APPROVE THE OCTOBER 22, 2024 REGULAR MEETING MINUTES**
 2. **RECEIVE FINANCIAL REPORTS AND MONTHLY REVENUE AND EXPENDITURE REPORTS.**
MR. BINGHAM REVIEWED THE FINANCIALS AND SALES TAX COMPARISON. TWO PROJECTS THAT WERE PROJECTED TO BE PAID THIS FISCAL YEAR MOVED TO THE NEXT FISCAL YEAR. THE SALES TAX COMPARISON SHOWED A 13.1% INCREASE OVER NOVEMBER 2023 BRINGING US TO AN 8% INCREASE OVER THE ROLLING 12-MONTH PERIOD.
 - **AT 7:06 A.M., MR. ELLIS MADE A MOTION TO APPROVE THE CONSENT AGENDA**
 - **MR. HOLDER SECONDED THE MOTION.**
 - **THE MOTION CARRIED 7:0.**
- H. **BUSINESS:**
 1. **CONSIDER AND ACT REGARDING EXPIRING TERMS FOR THE FOLLOWING RCCDC BOARD MEMBERS:**

- i. RICHARD PENSE
- ii. BLAIR JOHNSON
- iii. CLAY ELLIS
- iv. MIKE HOLDER

- AT 7:08 A.M., MR. THOMAS NOMINATED RICHARD PENSE, BLAIR JOHNSON, CLAY ELLIS, AND MIKE HOLDER FOR A 2-YEAR TERM.
- MR. MCREYNOLDS SECONDED THE MOTION.
- THE MOTION CARRIED 7:0.

2. PRESENTATION FROM ANVIL BREWING TO REQUEST THE ADDITIONAL \$75,000 LOAN.

THE BOARD REVIEWED THE MATERIALS RECEIVED FROM KRISTEN ALDREDGE CONFIRMING COMPLIANCE AND SATISFACTION OF ALL OPERATING REQUIREMENTS QUALIFYING ANVIL BREWING FOR AN ADDITIONAL \$75,000 LOAN.

3. PRESENTATION REGARDING AN INCENTIVE REQUEST FROM BUILDING OWNER JAMES THOMPSON AND BUSINESS OWNER LUKE KIEFFER FOR A CO-BRANDED BUSINESS AT 134 E. MAIN STREET, DOWNTOWN ROYSE CITY.

MR. KIEFFER RE-PRESENTED THE POSSIBILITY OF A CO-BRANDED BUSINESS AT 134 E. MAIN STREET INCLUDING ADDITIONAL INFORMATION. THE BUSINESS OWNER AND BUILDING OWNER ARE SEEKING AN INCENTIVE GRANT SUFFICIENT TO MAKE THE PROJECT VIABLE.

I. DIRECTOR'S REPORT: CASEY BINGHAM:

1. RUSTIC ROYALTY INCENTIVE: ALL CONTRACTUAL OBLIGATIONS HAVE BEEN MET AND THE INCENTIVE GRANT WAS PAID ON OCTOBER 18TH.
2. FOUR BROTHERS FORD TRACTOR: THIS PROJECT WILL BE DELAYED UNTIL THE SPRING.
3. WEBSITE UPDATES: CDC STAFF IS WORKING WITH GOLDEN SHOVEL FOR AN UPDATED SITE. WE HOPE TO LAUNCH EARLY NEXT YEAR.
4. MAP UPDATES: WE ARE READY TO ORDER UPDATED WALL MAPS. CDC STAFF IS WORKING TO UPDATE THE PRINTED MAPS.
5. OFFICE HOURS: THE CITY HAS CHANGED ITS HOURS FROM MONDAY THROUGH FRIDAY 8 A.M. TO 5 P.M., TO MONDAY THROUGH THURSDAY 7:30 A.M. TO 5:30 P.M. AND FRIDAY 7:30 A.M. TO 11:30 A.M. THE RCCDC WILL REMAIN OPEN MONDAY THROUGH FRIDAY 8 A.M. TO 5 P.M. MRS. BROWN'S HOURS WILL BE ADJUSTED TO 7 A.M. TO 5 P.M. MONDAY THROUGH THURSDAY AND 7 A.M. TO 11 A.M. ON FRIDAY WHILE MR. BINGHAM'S HOURS WILL REMAIN 8 AM TO 5 PM, MONDAY THROUGH FRIDAY.
6. CDC DIRECTOR 1 ON 1S WITH BOARD MEMBERS: MR. BINGHAM WILL ARRANGE ONE-ON-ONES WITH EACH BOARD MEMBER TO BETTER UNDERSTAND THEIR GOALS AND OBJECTIVES FOR THE ORGANIZATION.
7. INCENTIVE UPDATE: MR. BINGHAM GAVE A BRIEF REVIEW OF THE ACTIVE PROJECTS AWAITING INCENTIVES.
 - CONVEYING THE ADJACENT PROPERTY TO SMOKE SESSIONS IS THE LAST ITEM NEEDED TO CLOSE OUT THIS INCENTIVE. WE WILL MEET AFTER THANKSGIVING TO DISCUSS ADDITIONAL OBLIGATIONS TO MOVE FORWARD. WE WILL DISCUSS THIS FURTHER IN DECEMBER.
 - DUST FREE IS STILL AWAITING AMENDMENTS TO THE PERFORMANCE AGREEMENT. WE HOPE TO KNOW MORE BY THE DECEMBER MEETING.
 - WE WILL REACH OUT TO NUTEX (ROYSE CITY ER HOSPITAL) REGARDING THE FIRST ANNUAL GRANT COMING DUE IN JANUARY OF 2025. THEY WILL NEED TO PROVIDE SPECIFIC JOB DATA TO RECEIVE THE FUNDS.
 - WE ANTICIPATE PAYING LISCOTTI NEXT FISCAL YEAR. HE WILL BE ASKING FOR AN EXTENSION ON THE C.O. DATE REQUIREMENT.
 - HUNT MEMORIAL IS PROGRESSING TOWARDS HAVING THEIR C.O. BY FEBRUARY WHICH IS PUTS THEM AHEAD OF SCHEDULE FOR PHASE ONE.

- THE BOND GENERAL PROJECTS REGARDING BALLFIELDS SHOULD BE REMOVED FROM THE SPREADSHEET.
 - WITH THE LOWES PROJECT COMING ONLINE, WE EXPECT TO PAY THE MARKET PLACE WEST INCENTIVE NEXT FISCAL YEAR.
 - PROVIDENT I-30 ADDITION (SEC I-30 & ERBY CAMPBELL) SOME CHANGES NEED TO BE MADE TO THE AGREEMENT. THIS INCENTIVE WILL NOT EXCEED \$300,000. WE ARE WAITING TO HEAR BACK FROM THEIR ATTORNEYS.
 - THE ROAD BOND: WE JUST PAID \$1.6M ON THE LATEST INVOICE AND PAID OUR LAST INVOICE TO THE ENGINEERING FIRM. WE WILL NOT BE PAYING MORE THAN THE AGREED-UPON \$2.3M.
8. **NATIVE STATION JUDGEMENT:** MR. DAY INFORMED THE BOARD THAT AS A RESULT OF THE JUDGMENT WE FILED AGAINST NATIVE STATION, WE OBTAINED A \$66,000 JUDGMENT AGAINST THEM. THEIR THIRTY-DAY APPEAL HAS PASSED. IF WE DON'T RECEIVE PAYMENT SOON, WE WILL ATTEMPT TO ENFORCE THE JUDGMENT.
9. **BYLAWS SUB-COMMITTEE:** THE SUB-COMMITTEE MET FOR AN INITIAL REVIEW OF THE BYLAWS. THE NEXT MEETING WILL BE HELD ON DECEMBER 12, 2024. MR. LAWRENCE DISCUSSED SOME OF THE CHANGES NEEDING TO BE MADE. CERTAIN BYLAWS WILL BE REMOVED AND BECOME PART OF RULES AND PROCEDURES TO IMPROVE WORKFLOW/PROCESSES. THE FINAL DRAFT WILL BE PRESENTED TO THE BOARD FOR APPROVAL AT A LATER DATE.
- J. **RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:29 A.M.**
- i. **SECTION 551.087 – ECONOMIC DEVELOPMENT NEGOTIATION**
1. DISCUSS AND CONSIDER ANVIL BREWING'S REQUEST FOR THE ADDITIONAL \$75,000 LOAN.
 2. DISCUSS AND CONSIDER THE INCENTIVE REQUEST FROM JAMES THOMPSON AND LUKE KEIFFER REGARDING A NEW CO-BRANDED BUSINESS AT 134 E. MAIN ST. (MR. HOLDER LEFT EXECUTIVE SESSION AT 8:50 A.M.)
- K. **ADJOURN CLOSED EXECUTIVE SESSION: AT 9:13 A.M.**
- L. **RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS: AT 9:15 A.M.**
1. **ANVIL BREWING'S REQUEST FOR THE ADDITIONAL \$75,000 LOAN.**
 - MR. THOMAS MADE A MOTION TO EXTEND THE ADDITIONAL \$75,000 LOAN CONTINGENT ON ANVIL (KRISTEN ALDREDGE) WAIVING ALL PAST DUE CLAIMS, AGREEING THAT THE CDC IS CURRENTLY IN COMPLIANCE WITH THE PERFORMANCE AGREEMENT, AFFIRMING THE LEASE TERMS HAVE NOT CHANGED; LEASE PAYMENTS MUST BE MADE MONTHLY AS DIRECTED IN THE LETTER DATED 10-11-2024, AGREEING TO THE MOU DELIVERED TO THEIR ATTORNEY BY OUR ATTORNEY REGARDING FORM I-9 REVIEW, AND UPON CDC STAFF VERIFICATION OF COMMERCIAL PROPERTY INSURANCE.
 - MR. ELLIS SECONDED THE MOTION.
 - THE MOTION CARRIED 6:0.
 2. **INCENTIVE REQUEST FROM JAMES THOMPSON AND LUKE KEIFFER REGARDING A NEW CO-BRANDED BUSINESS AT 134 E. MAIN ST.**
 - MR. LAWRENCE MADE A MOTION TO TABLE THE INCENTIVE REQUEST FROM BUILDING OWNER JAMES THOMPSON AND LUKE KEIFFER PENDING NEGOTIATIONS OF THE FINAL PERFORMANCE AGREEMENT; AUTHORIZING MR. BINGHAM TO NEGOTIATE THE TERMS OF THE AGREEMENT.
 - MR. JOHNSON SECONDED THE MOTION.
 - THE MOTION CARRIED 6:0.
- M. **ADJOURN**
- MR. ELLIS MADE A MOTION TO ADJOURN.
 - MR. MCREYNOLDS SECONDED THE MOTION.

- THE MOTION CARRIED 6:0.
- THE MEETING ADJOURNED AT 9:18 A.M.

PASSED AND APPROVED BY THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS ON
DECEMBER 19, 2024, 5:0.

ATTEST:

RICHARD PENSE - PRESIDENT

TONYA BROWN SECRETARY