

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

REGULAR MEETING  
7:00 A.M. – CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – FEBRUARY 25, 2020

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Dena Elder (left @ 8:16 A.M.)	Charles Houk, CDC Director	David Hollifield	Lee Loveless
Bobby Gladu	Tonya Brown, Secretary	Russell Ratterree	
Richard Pense (left at 8:16 A.M.)		Wendy Johnson	
Lee Loveless		Terry Gordon	
Michael Holder	Tanner Dietz, RC Fire Marshall		
Clay Ellis			
Jesse Vaughn (7:09)			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:03 A.M., Ms. Elder called the meeting to order and Mr. Ellis gave the invocation.

**B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON**

Sales tax revenue for February 2020 (\$111,385) increased by 29.9% over February 2019; the change for the rolling 12-month period is a 16.9% increase.

**ACTION (7:04 A.M.)**

- Mr. Gladu made a motion to approve the January 28, 2020 meeting minutes and the current financial report;
- Mr. Pense seconded the motion;
- The motion passed 5:0.

**C. DISCUSSION REGARDING INCENTIVE DOLLARS SPENT AND ENCUMBERED**

- All projects are moving along on schedule;

**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.

**E. DISCUSSION AND ACTION REGARDING THIRSTY BRO INCENTIVE/PERFORMANCE AGREEMENT REQUEST FOR DEADLINE EXTENSION**

Terry Gordon, owner of Thirsty Bro, discussed some the obstacles he is facing and his inability to meet the agreed upon deadlines set forth in the Performance Agreement pertaining to the incentive granted to Thirsty Bro’s relocation and renovation to the old fire station building.

**F. RECESSED INTO CLOSED EXECUTIVE SESSION**

At 7:23 A.M., Ms. Elder recessed into closed executive session in compliance with the Texas Government Code to Wit:

- i) Section 551.072 – Deliberation regarding economic development negotiations
  1. Deliberation and possible consideration regarding extension of deadlines for Thirsty Bro incentive

**G. ADJOURN CLOSED EXECUTIVE SESSION**

At 8:14 A.M., Ms. Elder adjourned the closed executive session.

**H. RECONVENED OPEN SESSION AND TOOK ANY NECESSARY ACTION AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**

At 8:14 A.M., Ms. Elder reconvened open session.

**ACTION (8:15 A.M.)**

- Mr. Gladu made a motion to amend the Performance Agreement with Thirsty Bro: section 3, Performance Based Requirements: remove item C [*deadline for Certificate of Occupancy (C.O.) for Thirsty Bro Brewing Co*] and amend item D to read “Receive a C.O. for the approved restaurant and brewery on or before July 30, 2020.”
- Mr. Vaughn seconded the motion.
- The motion passed 6:0

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**I. DIRECTOR'S REPORT: CHARLES HOUK**

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*TEDC WINTER CONFERENCE*

- Attended by Mr. Houk and former Police Chief Jeff Stapleton who will be moving into a new position with the city ;
- None of the companies Mr. Houk spoke to are currently in Texas;
- Mr. Houk will be following up with at least 20 contacts made at the conference.

*ATTENDANCE AT ICSC RECON IN LAS VEGAS MAY 17-20, 2020:*

- Mr. Houk was approached with interest in purchasing The Compound property ;
- Property owner Clarence Jorif has approximately 80% of the project funded and is working on the remainder; he is not selling.

*UPDATE ON WEBSTE PROGRESS*

*UPDATE ON CATALYST PROGRESS*

*JIM ERVINE/RANDY BULLOCK*

*TRUCKSTOP REVITALIZAION*

*CONTACTS FROM NAHB IBS*

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**J. ADJOURNMENT**

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- At 8:37 A.M., Mr. Ellis made a motion to adjourn the meeting.

**ATTEST:**

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Secretary  
Tonya Brown

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President | Vice President  
Dena Elder | Bobby Gladu