

---

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

---

REGULAR MEETING  
7:00 A.M. – MELODY ROOM  
MELODY ROOM  
CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – SEPTEMBER 22, 2020  
**APPROVED 10-20-20, 6:0**

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Dena Elder	Charles Houk, CDC Director	Tanner Dietz, Fire Marshall	
Bobby Gladu	Tonya Brown, Secretary	Jason Claunch (Cayalyst)	
Richard Pense		Russell Ratterre (Realtor)	
Jesse Vaughn (Zoom at 8)		Steve & Samantha O’Habibelahian (Steve-O’s)	
Michael Holder		Lexi & Josh Swiercinsky (Sky Interest -Building Owners)	
Clay Ellis			
Open seat			

---

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:01 A.M., Ms. Elder called the meeting to order, board members, staff and guests introduced themselves. Mr. Ellis gave the invocation.

---

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

September 2020 (\$88,971) sales tax revenue increased by 9.2% over September 2019, an increase of 25.6 % for the rolling 12-month period.

**ACTION (at 7:04 a.m.)**

- Mr. Gladu made a motion to approve the August 25, 2020 Regular meeting minutes and the current financial status;
- Mr. Pense seconded the motion;
- The motion passed 5:0.

---

**C. 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.

---

**D. DISCUSSION REGARDING CURRENT INCENTIVES**

- ELLIOT GERSTENHABER (STARBUCKS): Starbucks sales are better than projected. We are waiting for Mr. Gerstenhaber to make his request for the incentive.
- SMOKE SESSIONS: Construction is moving along. They feel they will be open by the Halloween deadline.
- NATIVE STATION: No progress since halt in construction. Mr. Sanders is likely to request an extension to his deadline.
- THIRSTY BRO: The latest addition to Thirsty Bro was a monument sign, however a monument sign is not approved for Main Street. Owner, Terry Gordon is still waiting on financing. (Mr. Gladu requested that we bring Mr. Gordon in for an update)
- COLLIN CO. RD. 1031: Mr. Houk plans to discuss this project with City Engineer Laci Rodgers, but has not done so yet. He would like to pull this item off of our incumbered incentives and revisit the project with Collin County is ready to move forward with it.

---

**E. DISCUSSION AND ACTION REGARDING RETAINING CATALYST COMMERCIAL FOR PROFESSIONAL SERVICES**

Mr. Houk discussed his actions to address the board’s concerns last month. The board also had concerns regarding the cost of services as outlined in the agreement. Jason Claunch answered questions from the board and outlined the services they have performed for the RCCDC in prior months and contacts made with developers in RC. There was a lengthy Q&A session.

**ACTION (7:26 a.m.)**

**1. FY20 Budget Amendment**

- Mr. Gladu made a motion to enter into a professional services agreement with Catalyst;
- Mr. Pense seconded the motion;

---

## ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

---

REGULAR MEETING  
7:00 A.M. – MELODY ROOM  
MELODY ROOM  
CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – SEPTEMBER 22, 2020  
APPROVED 10-20-20, 6:0

- The motion carried 5:0.

### F. PRESENTATION AND INCENTIVE REQUEST BY STEVE HABIBELEHAIN WITH STEVE-O'S PIZZA AND PUB

---

Mr. Habibelahain made a presentation and request for an incentive. Steve-O's Pizza and Pub is a family-friendly, scratch kitchen that serves Italian food, pub food, and some alcohol. Mr. Habibelahain and his wife believe in being involved in the community and giving back, especially to children. They are requesting

### G. RECESSED INTO CLOSED EXECUTIVE SESSION

---

At 8:22 A.M., Ms. Elder recessed open session to enter into closed executive session in compliance with the Texas Government Code to Wit:

- i) Section 551.074 – Personnel Matters
  1. Discuss possible contract for CDC Executive Director

### H. ADJOURN CLOSED EXECUTIVE SESSION

---

At 8:42 A.M., Ms. Elder adjourned the closed executive session.

### I. RECONVENED OPEN SESSION AND TOOK ANY NECESSARY ACTION AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS

---

At 8:43 A.M., Ms. Elder reconvened open session.

#### ACTION

---

Section 551.074 – Personnel:

1. contract for CDC Executive Director
  - Mr. Ellis made a motion to offer a contract to the CDC Executive Director but table the contract until our next meeting.
  - Mr. Holder seconded the motion
  - The motion passed 5:0

### K. DIRECTOR'S REPORT: CHARLES HOUK

---

#### ❖ RCCDC DISASTER RELIEF FUND PROGRAM

- To date: we have expended \$261,882 of the \$300,000 allotted for the program;
  - We have had one new round 1 request that has been approved and paid;
  - We have \$38,000 left in the DRFP fund.

#### ❖ CDC BY-LAWS REVIEW

- We plan to create a by-law review committee to assist in amending the current RCCDC by-laws, including changing our name from Community Development Corporation to Economic Development Corporation.

#### ❖ THE MEADOWS

- The Meadows project was a proposed, large, mixed-use development that would've included multi-family housing, senior housing, a waterpark, a school site, residential commercial and retail businesses. A new developer is interested in purchasing the property previously sold to the RCISD. The new developer is proposing a high-density residential development and some retail. The new developer stated they would dedicate a portion of the property to the City of Royse City and the RCCDC for use as an incentive.

#### ❖ MCCROAN PROPERTY

- This property is located across the street from Waterscape off of FM 548. The developer who initially proposed the development to the city did not pursue the project. D.R. Horton now has the development agreement; we expect they will review and modify the agreement, before moving forward with the development.
  - Mr. Gladu asked if any movement has been made with TXDOT towards the widening of FM 548, to accommodate the new residential developments planned for that area.
    - Mr. Houk said it would take a large bond, which would increase taxes, to pay for the expansion of FM 548 and mentioned an alternate route is now available: the extension of Erby Campbell to Elm Grove Rd. is now complete; as well as Elm Grove Rd. to FM 548.

---

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

---

REGULAR MEETING  
7:00 A.M. – MELODY ROOM  
MELODY ROOM  
CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – SEPTEMBER 22, 2020  
**APPROVED 10-20-20, 6:0**

- Mr. Gladu also asked if any discussions were taking place regarding the addition of an exit near Buc-ee's.
  - Mr. Houk stated that it was discussed at the last council meeting; City Engineer Lacy Rogers is working with Council to find a solution.

❖ **ALEJANDRO'S:**

- Alejandro's was very pleased with their opening; it surpassed their projections.

❖ **102 E. MAIN ST**

- Mr. Houk is working with a restaurateur to open a scratch-Italian type restaurant.

❖ **TACO BUENO**

- Taco Bueno has acquired property west of Popeyes and has submitted their development plans to the city's Development Services Department.

❖ **STARBUCKS**

- The Royse City Starbucks Manager indicated (like Alejandro's) they too are ahead of revenue projections in Royse City.

**L. ADJOURNMENT**

---

- At 8:53 A.M., Mr. Gladu made a motion to adjourn the meeting.
- Mr. Ellis seconded the motion.
- The motion carried. 4:0

**ATTEST:**

\_\_\_\_\_  
Secretary  
Tonya Brown

\_\_\_\_\_  
President | Dena Elder  
Vice President | Bobby Gladu