



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

MINUTES – REGULAR MEETING

TUESDAY, JUNE 28, 2022 - 7:00 A.M.

CITY HALL - CONFERENCE ROOM – 305 N. ARCH STREET – ROYSE CITY

APPROVED JULY 26, 2022, 4:0

PRESENT	MEMBERS PRESENT	EMPLOYEES PRESENT	OTHER
YES	DENA ELDER – PRESIDENT	CHARLES HOUK – CDC DIRECTOR	
YES	BOBBY GLADU – VICE PRESIDENT	TONYA BROWN – A.A./ SECRETARY	
NO	RICHARD PENSE – TREASURER		
YES	MAYOR CLAY ELLIS – MEMBER		
NO	JESSE VAUGHN II – MEMBER		
YES	COUNCILMAN MICHAEL HOLDER – MEMBER		
NO	GARY SANDERS – MEMBER		

A. CALL TO ORDER – 7:01 A.M.

Announce the presence of a quorum.

- **MS. ELDER CALLED THE MEETING TO ORDER. MR. ELLIS GAVE THE INVOCATION.**

B. DISCUSSION AND ACTION REGARDING MINUTES AND FINANCIAL UPDATE – 7:02 A.M.

No discussion took place regarding **MAY 19, 2022 MEETING MINUTES**. The sales tax revenue for the month of JUNE, resulting from APRIL’s sales, increased by **23.0%** over JUNE of the previous year. For the rolling 12 months, we experienced a **25.2%** increase.

- **MR. ELLIS MADE A MOTION TO APPROVE MAY 19, 2022 MEETING MINUTES.**
- **MR. GLADU SECONDED THE MOTION.**
- **THE MOTION PASSED 4:0**

C. CITIZEN’S 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

- **MARKET PLACE WEST:** THIS PROJECT HAS BEEN APPROVED BY THE CDC BOARD AND A PERFORMANCE AGREEMENT HAS BEEN WRITTEN. DUE TO ONGOING NEGOTIATIONS BETWEEN THE CITY AND THE DEVELOPER, CITY COUNCIL HAS POSTPONED MAKING A DECISION ON THIS PROJECT BUT IT IS ON THEIR AGENDA FOR TONIGHT.
- **ANVIL:** DUE TO A DELAY IN RECEIVING COMMENTS FROM OUR ATTORNEY ON THE PERFORMANCE AGREEMENT, MOVING FORWARD WITH THIS PROJECT HAS BEEN DELAYED.
- **SPENSER GOOLSBY:** NO CHANGE
- **DUST-FREE:** THE PERFORMANCE AGREEMENT HAS BEEN EXECUTED. MR. HOUK WILL MEET WITH DUST FREE AND LATER WITH THE CITY’S DEVELOPMENT SERVICES DEPARTMENT TO REVIEW THE PROGRESS OF DUST FREE’S EXPANSION. UPDATE TO BE PROVIDED TO THE BOARD AT OUR NEXT MEETING
- **NUTEX:** THE PERFORMANCE AGREEMENT IS EXECUTED AND CONSTRUCTION CONTINUES.
- **COLLIN CO RD. 1031:** NO UPDATE

E. RECESS INTO CLOSED EXECUTIVE SESSION AT 7:16 A.M.

- a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 1. RESTAURANT AND FOOD TRUCK PARK IN THE DOWNTOWN AREA
 2. FAMILY ENTERTAINMENT VENUE
 3. RETAIL PROSPECTS

F. ADJOURN CLOSED EXECUTIVE SESSION AT 8:08 A.M. (ITEM H ON AGENDA)

G. RECONVENED REGULAR SESSION AT 8:08 A.M. AND TOOK ANY ACTION(S) NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS (ITEM I ON AGENDA)

1. RESTAURANT AND FOOD TRUCK PARK IN THE DOWNTOWN AREA
 - a. NO ACTION
2. FAMILY ENTERTAINMENT VENUE
 - a. NO ACTION
3. RETAIL PROSPECTS
 - a. NO ACTION

H. DISCUSS BUDGET PROCESS FOR FISCAL YEAR 2022-23 (ITEM J ON AGENDA)

MR. HOUK REPORTED ON SOME OF THE MEETINGS HE HAD WITH HOTELS WHO SHOWED AN INTEREST IN RC BUT REQUESTED INDUSTRY-SPECIFIC REPORTS: STR REPORT (a benchmarking tool that compares a hotel's performance against a set of similar hotels) AND AN RSI REPORT (provides retail analytic data) MR. HOUK ALSO SPOKE ABOUT THE NEED FOR UPDATED MAPS AND INDICATED WE WOULD EITHER PAY FOR THEM THIS FISCAL YEAR OR THE NEXT. THE BOARD AGREED ON THE NEED FOR UPDATED MAPS AND RECOMMENDED THAT WE INCLUDE THE STR AND RSI REPORTS IN THE BUDGET FOR FY2023.

I. DIRECTORS REPORT: CHARLES HOUK (ITEM K ON AGENDA)

1. **ICSC RECON RECAP:** THE EVENT WAS WELL ATTENDED AND THE RCCDC/CITY GROUP MET WITH OVER 70 PARTICIPANTS. THE INTEREST IN RC IS VERY HIGH THANKS TO THE CONTINUED PARTICIPATION AT ICSC WHERE WE SPOKE TO THE VARIOUS RETAIL AND COMMERCIAL GROUPS. RC IS IN NEED OF DEVELOPED SITES TO ACCOMMODATE AND INCENTIVIZE BUSINESSES TO DEVELOP HERE.
2. **306 E MAIN ST:** THE OLD CAR QUEST BUILDING IS ON THE PLANNING AND ZONING AGENDA FOR NEXT WEEK AND COUNCIL'S JULY AGENDA. THERE IS A NEW OWNER WHO HAS A TENANT READY TO MOVE IN WHO WILL OPERATE AN AUTO MECHANIC SHOP.
3. **WALKER HAWK PROJECT:** WE'VE HAD TWO MEETINGS WHERE WE REVIEWED THE TOPOGRAPHY, THE BOUNDARY SURVEY, AND THE POTENTIAL DESIGN. WE WILL MEET AGAIN SOON TO FURTHER DISCUSS THE PROJECT. WE ARE CLOSE TO THE FINAL DESIGN FOR THE BID FOR THE BOND PACKAGE. WE HAVE NOT HEARD FROM THE ATTORNEY GENERAL REGARDING THE NEXT STEPS IN THE BOND PROCESS.
4. **SUPERNOVA TATTOO STUDIO:** DEVELOPMENT SERVICES HAS RECEIVED PLANS FOR THIS PROJECT WHICH WILL BE LOCATED NEXT TO THE HAIR JUNKIE BUILDING. PLANS INDICATE AN UPSCALE TATTOO SHOP. SHOULD OPEN IN THE NEXT 2-3 MONTHS.
5. **CREEKSHAW CROSSING:** THIS IS THE COMMERCIAL PORTION OF THE CREEKSHAW DEVELOPMENT. MOST OF THE INTEREST IN THIS PROJECT IS FROM CONVENIENCE STORES AND FAST FOOD RESTAURANT CONCEPTS.
6. **TEDC MID-YEAR CONFERENCE RECAP:** THE EVENT HELD IN CORPUS CHRISTI, HIGHLIGHTED THE INVESTMENT CORPUS CHRISTI HAS MADE IN WORKFORCE DEVELOPMENT. THEY HAVE BEEN VERY SUCCESSFUL IN INVESTING IN THEIR LABOR SHED AND PROVIDING A WELL-QUALIFIED WORKFORCE. MR. HOUK WAS ABLE TO "RECONNECT WITH ADRIANNA CRUZ WHO WORKS IN THE GOVERNOR'S OFFICE FOR TEAM TEXAS IN ECONOMIC DEVELOPMENT AT THE STATE LEVEL." 62 COMPANIES HAVE MOVED TO TEXAS, SEVERAL OF THOSE ARE FORTUNE 500 COMPANIES. THE STATE PROVIDES LEADS TO VARIOUS CITIES FOR THESE TYPES OF PROJECTS. ROYSE CITY HAD NOT BEEN ON THE LIST TO RECEIVE THE LEADS. AT THE REQUEST OF MR. HOUK, ROYSE IS NOW INCLUDED TO RECEIVE THOSE LEADS.

J. ADJOURNMENT – 8:24 A.M.

- **MR. ELLIS MADE A MOTION TO ADJOURN**
- **MR. HOLDER SECONDED THE MOTION**

ATTEST:

DENA ELDER – PRESIDENT OR (BOBBY GLADU V.P.)

TONYA BROWN – SECRETARY