



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
(OCTOBER MEETING) TUESDAY, NOVEMBER 7, 2023- 7:00 A.M.
CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET – ROYSE CITY**

CDC STAFF IN ATTENDANCE:

CDC DIRECTOR CHARLES HOUK - PRESENT
CDC SECRETARY TONYA BROWN - PRESENT

OTHER:

BOARD IN ATTENDANCE:

PRESIDENT DENA ELDER - PRESENT
VICE PRESIDENT BOBBY GLADU - PRESENT
TREASURER RICHARD PENSE - PRESENT
MEMBER, MAYOR CLAY ELLIS – PRESENT (7:02)
MEMBER BLAIR JOHNSON - PRESENT
MEMBER, COUNCILMAN MICHAEL HOLDER - PRESENT
MEMBER RUSSELL THOMAS - ABSENT

- A. **CALL TO ORDER AND INVOCATION: AT 7:02 MS. ELDER CALLED THE MEETING TO ORDER. MR. PENSE GAVE THE INVOCATION.**
- B. **DISCUSS AND CONSIDER APPROVAL OF SEPTEMBER 26, 2023 MEETING MINUTES AND CURRENT FINANCIAL STATUS. NO DISCUSSION TOOK PLACE REGARDING THE MINUTES. SALES TAX REVS INCREASED 19.9% OVER OCTOBER OF 2022 LEADING TO A 10.6% INCREASE OVER THE ROLLING 12-MONTH PERIOD.**
 - AT 7:03 A.M., MR. PENSE MADE A MOTION TO ACCEPT THE MINUTES.
 - MR. ELLIS SECONDED THE MOTION.
 - THE MOTION PASSED 6:0
- C. **CITIZENS PARTICIPATION: N/A**
 - a. Persons may have three (3) minutes to address the board. By law, the board: (1) may not deliberate on items not listed on the item 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. **DISCUSSION ABOUT CREATING CDC MARKETING PLAN: MR. HOUK HAD AN EXTENSIVE DISCUSSION WITH THE BOARD REGARDING OUR CURRENT MARKETING STRATEGIES AND FUTURE GOALS. OUR CURRENT AGREEMENT WITH ONE OF OUR MARKETING PARTNERS, GOLDEN SHOVEL, WILL EXPIRE SOON. HE IS CONSIDERING SWITCHING GEARS AS WE CONSIDER A REVAMP OF THE WEBSITE TO ENCOURAGE ACTIVE ENGAGEMENT WITH CDC STAFF.**
- E. **DIRECTORS REPORT**
 - 1. **ACTIVE INCENTIVE UPDATE:**
 - a. **PROVIDENT 30 ADDITION: WAITING ON THEM TO EXECUTE PERFORMANCE AGREEMENT**
 - b. **50/50 RANCH: TEXAS CAFÉ DINER LANDLORD – COMPLYING DOCUMENTS FOR DISBURSEMENT OF INCENTIVE GRANT**
 - c. **TEXAS CAFÉ DINER: THE PERFORMANCE AGREEMENT IS AWAITING CITY ATTORNEY COMMENTS**
 - d. **MERCANTILE BLVD EXTENSION: TO BE DISCUSSED IN CLOSED SESSION**
 - e. **NEXTCORE: WAITING ON THEM TO EXECUTE PERFORMANCE AGREEMENT**
 - f. **NE DALLAS SURGERY CENTER: AWAITING CITY ATTORNEY COMMENTS**
 - g. **DUST FREE: GATHERING DOCUMENTS FOR DISBURSEMENT OF INCENTIVE GRANT**
 - h. **MARKETPLACE WEST: TO BE DISCUSSED IN CLOSED SESSION**
 - i. **NUTEX: GATHERING DOCUMENTS FOR DISBURSEMENT OF INCENTIVE GRANT**
 - j. **LISCOTTI: NO UPDATES**
 - k. **ANVIL: NO UPDATES – THEY ARE DOING WELL – MAY HOLD DECEMBER MEETING AT ANVIL**
 - l. **PATIO PROJECT: HAVE NOT REVIEWED THE MOST RECENT DOCUMENTS. NEXT STEPS ARE TO PRESENT THE BOARD WITH THE ACTUAL COSTS OF THE PROJECT**
 - 2. **BOND FOR ROAD PROJECTS: 90% ROAD PLANS HAVE BEEN SUBMITTED BY TNP, THE ROAD CONTRACTOR FOR THIS PROJECT. ONCE THE PLANS HAVE BEEN REVIEWED, WE WILL BE READY TO PROCEED. WE ARE WAITING ON A CALL FROM OUR BOND COUNSEL AND FINANCIAL ADVISOR TO DISCUSS OUR NEXT STEPS.**

F. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:26 A.M.

i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

1. RETAIL RECRUITING UPDATE
2. MERCANTILE BLVD
3. MARKET PLACE WEST
4. MEADOWS
5. PROVIDENT I-30 ADDITION

G. ADJOURN CLOSED EXECUTIVE SESSION: AT 7:57 A.M.

H. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS: AT 7:57 A.M.

1. RETAIL RECRUITING UPDATE – N/A
2. MERCANTILE BLVD

i. MR. GLADU MADE A MOTION TO ACCEPT THE PERFORMANCE AGREEMENT AS DISCUSSED IN EXECUTIVE SESSION

ii. MR. HOLDER SECONDED THE MOTION.

iii. THE MOTION PASSED 6:0

3. MARKET PLACE WEST – N/A
4. MEADOWS – N/A
5. PROVIDENT I-30 ADDITION – N/A

I. ADJOURN:

- i. AT 7:58 A.M., MR. HOLDER MADE A MOTION TO ADJOURN.
- ii. MR. GLADU SECONDED THE MOTION.
- iii. THE MOTION PASSED 6:0.

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION BOARD OF DIRECTORS OF THE CITY OF ROYSE CITY, TEXAS on this 28TH day of NOVEMBER 2023.

ATTEST:

DENA ELDER, PRESIDENT
(BOBBY GLADU- VICE PRESIDENT)

TONYA BROWN, SECRETARY