



NOTICE OF MEETING AND AGENDA
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, DECEMBER 19, 2023- 7:00 A.M.
ANVIL BREWING NO. 2 – 232 E. MAIN ST. – ROYSE CITY

CDC STAFF IN ATTENDANCE:

CDC DIRECTOR CHARLES HOUK
 CDC SECRETARY TONYA BROWN

OTHER:

CITY STAFF: CARL ALSABROOK, SHANNON RAYMOND, SAMANTHA NELSON, JOHN SHANNON, DAVID MOORE, ANDREW AINSWORTH

BOARD IN ATTENDANCE:

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

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION @ 7:08 MS. ELDER CALLED THE MEETING TO ORDER. MR. ELLIS GAVE THE INVOCATION.**
- B. DISCUSS AND CONSIDER APPROVAL OF NOVEMBER 28, 2023, MEETING MINUTES AND CURRENT FINANCIAL STATUS**
 NO DISCUSSION TOOK PLACE REGARDING THE MINUTES. SALES TAX REVENUE INCREASE BY 13.3% IN DECEMBER 2023 IN COMPARISON TO DECEMBER 2022 BRINGING THE ROLLING 12 MONTH INCREASE TO 11.7%.
 - MR. GLADU MADE A MOTION TO APPROVE THE NOVEMBER 28 MEETING MINUTES.
 - MR. PENSE SECONDED.
 - THE MOTION PASSED 6:0
- C. CITIZENS PARTICIPATION: NO CITIZENS PARTICIPATED**
 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. DIRECTORS REPORT: CHARLES HOUK**
 - 1. ACTIVE INCENTIVE UPDATE:**
 - **PROVIDENT 30 ADDITION:**(SE CORNER OF I-30 & ERBY CAMPBELL) THEY ARE WORKING THROUGH THE SITE PLANNING, DESIGN AND PLATTING, AND WAITING ON ROADWAY AND IMPACT FEE DISCUSSION AND ACTION FROM COUNCIL.
 - **PATIO PROJECT:** MR. HOUK IS WAITING FOR AN ADDITIONAL BID BEFORE BRINGING THE BIDS TO THE BOARD.
 - **50/50 RANCH:** HAS MET ALL THE REQUIREMENTS, JUST WAITING ON BUSINESS TO PROVIDE DOCUMENTS FOR GRANT PAYMENT.
 - **MERCANTILE BLVD EXTENSION:** TNP PLANS TO HAVE THE CITY’S COMMENTS ADDRESSED ON JANUARY 5TH. ISSUES ARE BEING WORKED OUT ON THE 90% SUBMITTAL BETWEEN TNP AND OUR ENGINEERING DEPT.
 - **NEXTCORE:** (HUNT COUNTY HOSPITAL) CONSTRUCTION HAS STARTED. THE SLAB WILL BE POURED SOON. THEY PLAN TO GO VERTICAL IN FEBRUARY OR MARCH AND PLAN TO PUT SIGNS OUT TO LET THE PUBLIC KNOW WHAT IS COMING.
 - **TEXAS CAFÉ DINER:** GRANT HAS BEEN PAID.
 - **LISCOTTI:** THE CONTRACT TO PURCHASE THE LAND IS CLOSE. THE TERMS OF THE LOI HAVE ALL BEEN AGREED TO.
 - **NUTEX- ROYSE CITY ER HOSPITAL:** MRS. BROWN IS WAITING FOR THEM TO SUBMIT DOCUMENTATION FOR THE GRANT PAYMENT.
 - **MARKET PLACE WEST:** THE DOLLAR TREE BUILDING IS 90% COMPLETE. WE DO NOT KNOW AT THIS TIME WHO THE ADDITIONAL USERS ARE. HE IS ALSO CLOSE ON THE BIG BOX USER FOR THE RETAIL SITE, HAS A COUPLE POTENTIAL USERS FOR THE MULTIFAMILY USER, AND ONE BUYING PROSPECT FOR THE INDUSTRIAL USER.
 - **DUST FREE:** THE EXPANSION IS OPEN AND THE REQUIRED EMPLOYEES HAVE BEEN HIRED. COMING OUT OF COVID THEY HAD TO MAKE A SHIFT FROM PURCHASING TWO PIECES OF EQUIPMENT TO ONE PIECE OF EQUIPMENT, BUT IT IS PRODUCING TWICE THE AMOUNT OF PRODUCT THAN ORIGINALLY ANTICIPATED. WE PLAN TO BRING A POSSIBLE AMMENDMENT TO OUR AGREEMENT WITH THEM.
 - **NATIVE STATION:** WE SENT THEM A NOTICE OF DEFAULT LAST WEEK.
 - **SMOKE SESSIONS:** AS PART OF THEIR INCENTIVE, ASSUMING THEY HAVE MET ALL THEIR PERFORMACE GOALS, THE RCCDC WILL CONVEY THE LAND TO THEM AS DESCRIBED IN OUR PERFORMANCE AGREEMENT WITH THEM.
 - **ANVIL:** MR. HOUK THANKED ANVIL FOR OPENING UP EARLY FOR US. OWNER BYRON ALDREDGE THANKED THE BOARD AND THE CITY FOR THEIR SUPPORT AND DISCUSSED SOME OF THE EVENTS AND HELD AT THE RESTAURANT. MR. HOUK DISCUSSED THE BOARDS DESIRE

TO INCREASE OUR FOOTPRINT DOWNTOWN BY EXPANDING FURTHER OUT ON MAIN STREET BOTH EAST AND WEST. MR HOUK SPOKE ABOUT THE POSSIBILITY OF THE RCCDC BOARD GETTING INVOLVED IN HELPING TO ADVERTISE THE EXPANSION OF MAIN STREET BUSINESS TO HELP THEM GROW.

- **BOND FOR THE ROAD PROJECT:** THE FINANCIAL ADVISOR IS RUNNING SCENARIOS FOR FINANCING RATE AND TERMS. WE WILL BRING THIS BOARD WHEN AVAILABLE. WE EXPECT TO BEGIN BUILDING THE ROAD IN THE FIRST QUARTER OF CALENDAR YEAR 2024.
 - 2. **PROSPECT FOR INDUSTRIAL DR:** TWO LIGHT MANUFACTURING COMPANIES ARE INTERESTED IN THE PROPERTY SOUTH AND NORTH OF LATIMORE. THEY ARE EVALUATING THE VIABILITY AT THIS LOCATION.
 - 3. **ANDERSON CROSSING:** DISCUSSIONS CONTINUE REGARDING THIS PROJECT.
 - 4. **THE MEADOWS:** MR. HOUK WOULD LIKE TO FIND A WAY TO UTILIZE OUR RESOURCES TO SPUR DEVELOPMENT THIS AND SOME OTHER DEVELOPMENTS.
 - 5. **UPDATES FROM 12/14/23 CITY DEVELOPMENT MEETING:** NO UPDATES AVAILABLE AT THIS TIME.
- E. **DISCUSSION ABOUT 2023 RECAP AND FUTURE RCCDC PRIORITIES:** MR. HOUK GAVE A BRIEF RECAP AND ANNOUNCED THAT WE WOULD CONTINUE TO WORK TOWARDS THE DEVELOPMENT OF OUR COMMUNITY AND SUPPORT OF EXISTING BUSINESSES. HE THANKED THE CITY FOR THEIR PARTNERSHIP AND HAD CITY STAFF INTRODUCE THEMSELVES. A FEW OF THE BOARD MEMBERS DISCUSSED THEIR THOUGHTS ON DEVELOPMENT GOING FORWARD.
- F. **RECOGNITION OF BOBBY GLADU FOR SERVICE ON RCCDC BOARD OF DIRECTORS:** THIS IS MR. GLADU'S LAST MEETING AS A BOARD MEMBER. MR. HOUK RECOGNIZED MR. GLADU FOR HIS CONTRIBUTION AND SERVICE ON THE BOARD OVER THE LAST 10 YEARS AND PRESENTED HIM WITH A PLAQUE.
- G. **RECOGNITION OF DENA ELDER FOR SERVICE ON RCCDC BOARD OF DIRECTORS:** THIS IS MS. ELDER'S LAST MEETING AS A BOARD MEMBER. MR. HOUK RECOGNIZED HER FOR HER CONTRIBUTION AND SERVICE ON THE BOARD OVER THE LAST 14 YEARS AND PRESENTED HER WITH A PLAQUE.
- H. **ADJOURN:** THE MEETING ADJOURNED AT 7:46 A.M.

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 23RD DAY OF JANUARY 23, 2024.

SIGNATURE: RCCDC PRESIDENT

ATTEST: TONYA BROWN - SECRETARY