



STAFF IN ATTENDANCE:
 CDC DIRECTOR CHARLES HOUK
 CDC SECRETARY TONYA BROWN
OTHER:
 RUSSELL THOMAS
 PAUL DAAK
 WENDY JOHNSON
 MAIN STREET DIRECTOR PAULA MORRIS

BOARD IN ATTENDANCE:
 PRESIDENT DENA ELDER-YES
 VICE PRESIDENT BOBBY GLADU-YES
 TREASURER RICHARD PENSE-YES
 MEMBER MAYOR CLAY ELLIS-YES
 MEMBER BLAIR JOHNSON-YES
 MEMBER COUNCILMAN MICHAEL HOLDER-NO
 OPEN SEAT

AGENDA TOPICS:

- A. ANNOUNCE A QUORUM, CALL TO ORDER, AND INVOCATION: MS. ELDER ANNOUNCED A QUORUM WAS PRESENT AND CALLED THE MEETING TO ORDER AT 7:00 A.M. MR. ELLIS GAVE THE INVOCATION.**
- B. DISCUSS AND CONSIDER APPROVING FEBRUARY 7, 2023, MEETING MINUTES AND CURRENT FINANCIAL STATUS**
 - AT 7:01 A.M., MR. ELLIS MADE A MOTION TO APPROVE THE FEBRUARY 7, MEETING MINUTES.
 - MR. PENSE SECONDED THE MOTION
 - THE MOTION PASSED 5:0.
- C. CITIZENS PARTICIPATION: N/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. DISCUSS CURRENT INCENTIVES.**
 - GOOLSBY INCENTIVE: PROPERTY IS FOR SALE - WAITING ON NEW USER.
 - COLLIN CO. RD. 1031: NO UPDATE
 - LISCOTTI DEVELOPMENT CORPORATION: THE PERFORMANCE AGREEMENT IS UNDER REVIEW. THEY HAVE ACQUIRED PROPERTY.
 - NE DALLAS SURGERY CENTER: PERFORMANCE AGREEMENT IS UNDER REVIEW
 - DUST FREE: WILL REQUIRE AN EXTENSION
 - NUTEX: CLOSE TO OPENING. THEY ARE HAVING ISSUES ACQUIRING POWER FROM ONCOR, SIMILAR TO ANVIL.
 - IM PREMIUM IMPORTS: ALL REQUIREMENTS HAVE BEEN MET AND THE INCENTIVE HAS BEEN PAID
 - MARKET PLACE WEST: NO UPDATE ON INCENTIVE. A SITE REPORT WILL BE GIVEN IN THE DIRECTOR’S REPORT.
 - ANVIL: CONSTRUCTION CONTINUES
 - NEXCORE: PROJECT HAS NOT GONE BEFORE COUNCIL YET
- E. TAKE ACTION ON APPOINTING RCCDC BOARD PRESIDENT.**
 - MR. ELLIS MADE A MOTION TO REAPPOINT MS. ELDER AS PRESIDENT
 - MR. GLADU SECONDED THE MOTION.
 - THE MOTION PASSED 5:0
- F. TAKE ACTION ON APPOINTING RCCDC BOARD VICE PRESIDENT.**
 - MR. ELLIS MADE A MOTION TO REAPPOINT MR. GLADU AS VICE PRESIDENT.
 - MR. PENSE SECONDED THE MOTION.
 - THE MOTION PASSED 5:0
- G. TAKE ACTION ON APPOINTING RCCDC BOARD TREASURER.**
 - MR. ELLIS MADE A MOTION TO REAPPOINT MR. PENSE AS TREASURER.
 - MR. GLADU SECONDED THE MOTION.
 - THE MOTION PASSED 5:0
- H. DIRECTORS REPORT:**
 - DOWNTOWN PATIO PROJECT: GETTING BIDS FOR MEPS
 - ANDERSON CROSSING: WORKING ON SITE PLAN; SHOULD GET PROPOSAL FROM THE DEVELOPER FOR OUR LAND.

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- NE CORNER OF I-30 AND FM 2642: PROPERTY IS UNDER CONTRACT. IT SITS CADDYCORNER FROM BUC-EE'S. A DRIVE THRU BEVERAGE COMPANY IS PROPOSED FOR THIS SITE AS WELL AS A RESTAURANT.
 - 610 W I-30: SHOPPING CENTER UNDER CONSTRUCTION, WEST OF WALMART. ONE OF THE TENANTS WILL BE DOLLAR TREE. THIS PORTION OF THE PROJECT ISN'T A TRIGGER FOR THE INCENTIVE IN PLACE.
 - 6723 I-30 FRONTAGE RD.: THIS IS CURRENTLY THE ROYSE CITY LAWN MOWER SHOP. THE OWNER WANTS TO BUILD LIGHT INDUSTRIAL FLEX OFFICE SPACE BUT WILL HAVE EXTENSIVE INFRASTRUCTURE NEEDS. MR. HOUK PUT THE OWNER IN TOUCH WITH NEXTCORE WHO WILL BUILD A HOSPITAL FOR HUNT COUNTY REGIONAL AND RECOMMENDED THAT THE OFFICE SPACE MAY BE BEST SUITED TOWARD MEDICALLY CENTERED BUSINESSES.
 - BATTERY STORAGE ON HWY 66: TWO COMPANIES HAVE INQUIRED ABOUT CONSTRUCTING BATTERY PARKS THAT STORE ELECTRICAL POWER DURING LOW USE AND MAKE IT AVAILABLE DURING HIGH DEMAND.
 - DEAN INDUSTRIAL PARK LOT 15: A BOUTIQUE COFFEE BRAND IS PROPOSED FOR THIS LOT TO PACK AND DISTRIBUTE ITS COFFEE FROM A 2400 SF BUILDING AT THIS 20AC INDUSTRIAL PARK LOCATED OFF OF SH66.
 - HUNT COUNTY DAYS: MR. HOUK AND CITY MANAGER CARL ALSABROOK WILL ATTEND THIS EVENT IN AUSTIN.
 - MARCH, APRIL, AND MAY RCCDC MEETINGS: POTENTIAL DATE CHANGES WERE DISCUSSED. APRIL'S MEETING WAS RESCHEDULED FOR APRIL 18, 2023, AND MAY WAS RESCHEDULED FOR MAY 16, 2023. THE MARCH MEETING DATE WAS UNDECIDED.
- I. **MAIN STREET DIRECTOR REPORT: MAIN STREET DIRECTOR PAULA MORRIS REPORTED ON THE DATES OF UPCOMING EVENTS AND DISCUSSED SOME OF THE NEEDS OF THE DOWNTOWN BUSINESSES:**
- MARCH 11, 12 PM-2 PM, STYLISH EVENT AND BEER CRAWL
 - MAY 13, CAR SHOW WHICH WILL BE LOCATED AT THE FOOTBALL STADIUM PARKING LOT.
 - JUNE 23, FREEDOM FEST
 - THEMED EVENTS ONCE A MONTH, DOWNTOWN
 - THE CDC BOARD RECOMMENDED WORKING WITH THE DOWNTOWN BUSINESSES TO ADDRESS THEIR NEEDS.
- J. **RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:44 A.M.**
- a. **SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS**
 - 1. RETAIL RECRUITING PROSPECT UPDATE.
 - b. **SECTION 551.074 – PERSONNEL MATTERS**
 - 2. DISCUSSION ABOUT RCCDC BOARD VACANCY
- K. **ADJOURN CLOSED EXECUTIVE SESSION: AT 8:18 A.M.**
- L. **RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS: AT 8:19 A.M.**
- 1. RETAIL PROSPECT RECRUITING UPDATE: **NO ACTION**
 - 2. RCCDC BOARD VACANCY: **NO ACTION**
- M. **ADJOURN: AT 8:20 A.M. MR. GLADU ADJOURNED THE MEETING.**

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 23RD DAY OF MARCH 2023, 5 : 0.

DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

ATTEST: TONYA BROWN SECRETARY