



MEETING MINUTES
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, FEBRUARY 7, 2023 (JANUARY MEETING)
CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET – ROYSE CITY

<p style="text-align: center;">STAFF IN ATTENDANCE:</p> <p style="text-align: center;">CDC DIRECTOR CHARLES HOUK CDC SECRETARY TONYA BROWN</p> <p style="text-align: center;">OTHER:</p> <p style="text-align: center;">DAVID PHILLIPS, NEXCORE GROUP, CONTRACTOR FOR HUNT REGIONAL TRAVIS POTTER, HUNT REGIONAL</p>	<p style="text-align: center;">BOARD IN ATTENDANCE:</p> <p style="text-align: center;">PRESIDENT DENA ELDER-YES, LEFT AT 8:03 A.M. VICE PRESIDENT BOBBY GLADU-YES TREASURER RICHARD PENSE-YES MEMBER MAYOR CLAY ELLIS-YES MEMBER BLAIR JOHNSON-NO MEMBER COUNCILMAN MICHAEL HOLDER-YES OPEN SEAT</p>
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AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION:** A QUORUM WAS PRESENT: @ 7:03, MS. ELDER CALLED THE MEETING TO ORDER; MR. PENSE GAVE THE INVOCATION.
- B. DISCUSS AND CONSIDER APPROVING DECEMBER 20, 2022, MEETING MINUTES AND CURRENT FINANCIAL STATUS.**
 - MONTH OVER MONTH COMPARISON FOR JANUARY SHOWED A 16.7% INCREASE. THE ROLLING 12 MONTH COMPARISON SHOWED A 17.6% INCREASE. NO DISCUSSION TOOK PLACE REGARDING MINUTES.
 - **AT 7: 04 A.M., MR. ELLIS MADE A MOTION TO APPROVE THE DECEMBER 20, 2022, MEETING MINUTES.**
 - **MR. HOLDER 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: THE PROPERTY IS FOR SALE. NO OTHER UPDATE
 - COLLIN CO. RD. 1031: NO UPDATE
 - LISCOTTI DEVELOPMENT CORPORATION: PERFORMANCE AGREEMENT IN PROCESS
 - NE DALLAS SURGERY CENTER: PERFORMANCE AGREEMENT IN PROCESS
 - DUST FREE: CONSIDERATION FOR AN EXTENSION WILL BE BROUGHT TO BOARD NEXT MONTH
 - NUTEX: PROGRESS CONTINUES. WE WILL PROVIDE AN OPENING DATE WHEN AVAILABLE
 - IM PREMIUM IMPORTS: ALL CONTRACTUAL OBLIGATIONS HAVE BEEN MET. WE ARE AWAITING REQUIRED DOCUMENTS TO ISSUE PAYMENT
 - MARKET PLACE WEST: TO BE DISCUSSED FURTHER IN THE DIRECTORS REPORT. NO UPDATE WITH REGARD TO INCENTIVES.
 - ANVIL: PROGRESS CONTINUES TO BE MADE. WILL REQUIRE AN EXTENSION DUE TO PROBLEMS WITH THEIR ELECTRICIAN AND THE ELECTRIC COMPANY SCHEDULING.
- E. DISCUSS AND CONSIDER APPROVING SPONSORSHIP OF RCISD “EATS & EDUCATION” EVENT ON APRIL 6 SHOWCASING CAREER AND TECHNICAL EDUCATION PROGRAMS. THE ITEM WAS DISCUSSED AND CONSIDERED**
 - **MR ELLIS MADE A MOTION TO SPONSOR A TABLE FOR \$250.**
 - **MR. PENSE SECONDED THE MOTION.**
 - **THE MOTION PASSED 5:0.**
- F. PRESENTATION FOR AN INCENTIVE REQUEST FROM NEXCORE GROUP FOR THE INPATIENT HOSPITAL/MEDICAL OFFICE BUILDING LOCATED ON SOUTH I-30 SERVICE ROAD EAST OF FM 2642.** MR. HOUK HAS BEEN WORKING WITH HUNT REGIONAL FOR APPROXIMATELY TWO YEARS, ASSISTING WITH THEIR VISION FOR A FACILITY IN ROYSE CITY. HUNT REGIONAL HAS PARTNERED WITH NEXCORE GROUP TO DEVELOP A 6,500 S.F., TWO-STORY FACILITY WILL BE DEVELOPED ON FIFTEEN AND ONE-HALF ACRES. IT WILL BE LOCATED SOUTH OF I-30 ON THE SERVICE RD. EAST OF FM 2642 AND WEST OF THE LAWN MOWER SHOP. OVERALL, THE STATE-OF-THE-ART HOSPITAL INCLUDING MEDICAL OFFICES IS ESTIMATED TO COST \$20M. THE HOSPITAL WILL INCLUDE AN EMERGENCY ROOM, IMAGING, DIAGNOSTICS, IN-PATIENT BEDS, AND CLINICAL SERVICES. THE PROJECT INCLUDES PLANNED ADDITIONAL PHASES TO SUPPORT COMMUNITY NEEDS AND OVERFLOW FROM SURROUNDING COMMUNITIES. AN INCENTIVE FOR \$925,000 OVER 6 YEARS IS BEING REQUESTED TO HELP OFFSET INFRASTRUCTURE COSTS. THE PROJECT WILL GO BEFORE COUNCIL IN LATE MARCH.
- G. DIRECTORS REPORT: THIS ITEM WAS MOVED TO FOLLOW ITEM J.**
 - 1. DOWNTOWN PATIO PROJECT**
 - 2. ANDERSON CROSSING**
 - 3. MULTI-TENANT CENTER BETWEEN POPEYES AND TACO BUENO**
 - 4. MARKET PLACE WEST**

H. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: @ 7:49 A.M., MS. ELDER CLOSED THE MEETING TO ENTER INTO CLOSED EXECUTIVE SESSION FOR THE FOLLOWING MATTERS.

a. SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

1. DISCUSSION ABOUT THE INCENTIVE REQUEST FROM NEXCORE GROUP.
2. DISCUSSION ABOUT THE EXTENSION OF DUE DATES FOR ANVIL BREWING.
3. RETAIL RECRUITING PROSPECT UPDATE.

b. SECTION 551.074 – PERSONNEL MATTERS

4. DISCUSSION ABOUT RCCDC BOARD VACANCY.

I. ADJOURN CLOSED EXECUTIVE SESSION: @ 8:37 A.M.

J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS

1. INCENTIVE REQUEST FROM NEXCORE GROUP:
 - AT 8:36 A.M., MR. ELLIS MADE A MOTION TO GRANT AN INCENTIVE TO NEXCORE GROUP AS DISCUSSED IN EXECUTIVE SESSION: \$300K AT C.O., PLUS \$125K EACH ADDITIONAL YEAR FOR FIVE YEARS.
 - MR. HOLDER SECONDED THE MOTION.
 - THE MOTION PASSED 4:0
2. EXTENSION FOR ANVIL BREWING
 - MR. HOLDER MADE A MOTION TO GRANT A 90-DAY EXTENSION TO ANVIL BREWING WITH A \$25K DEDUCTION FROM THE GRANT FOR EVERY 30 DAYS BEYOND THE 90-DAY EXTENSION, IF NOT MET.
 - MR. ELLIS SECONDED THE MOTION
 - THE MOTION PASSED 4:0
3. RETAIL PROSPECT RECRUITING UPDATE – NO ACTION
4. RCCDC BOARD VACANCY – NO ACTION

DIRECTORS REPORT: CHARLES HOUK

1. DOWNTOWN PATIO PROJECT: THE BOARD WAS SHOWN DRAWINGS OF THE PROPOSED PATIO. ALL BOARD MEMBERS PRESENT WERE IN FAVOR OF THE DIRECTION OF THE DESIGN.
 - a. MR. GLADU STRONGLY RECOMMENDED BOLLARDS BE INCLUDED AT THE ENTRANCE TO ENSURE PUBLIC SAFETY.
 - b. WE WILL BEGIN TO GATHER COST ESTIMATES AND HAVE DISCUSSIONS WITH THE BUILDING OWNERS REGARDING PERFORMANCE AGREEMENTS.
2. ANDERSON CROSSING: MR. HOUK WILL MEET WITH THE OWNER TO DISCUSS THE APPROXIMATE 25 ACRES ON THE NW CORNER OF FM 2642 & I-30. THIS PORTION OF THE PROJECT WILL INCLUDE TWO BIG BOX STORES AND SMALLER PAD SITES AROUND IT.
3. MULTI-TENANT CENTER BETWEEN POPEYES AND TACO BUENO: THE TENANTS FOR THIS CENTER WILL BE SMOOTHIE KING, VERIZON, AND CHILOSO.
4. MARKET PLACE WEST: A PRELIMINARY PLAT HAS BEEN APPROVED BY COUNCIL TO CARVE OFF 3.4 ACRES CORNER FROM THE 36-ACRE TRACT WEST OF WALMART FOR A MULTI-TENANT CENTER. MOST OF THE INFRASTRUCTURE FOR THIS PORTION OF THE PROJECT IS ALREADY IN PLACE. DOLLAR TREE WILL BE ONE OF THE TENANTS AT THIS LOCATION. THIS PORTION OF THE DEVELOPMENT DOES NOT IMMEDIATELY TRIGGER THE INCENTIVE WHICH INCLUDES SPECIFIC BENCHMARKS THEY MUST COMPLETE TO BEGIN RECEIVING GRANT MONEY, THIS IS SEPARATE FROM THE INCENTIVE AGREEMENT. THE DEVELOPER IS 13 MONTHS INTO THE 5-YEAR CLOCK TO PUT IN ROADS, WATER, AND SEWER FOR THE INCENTIVE AGREEMENT.

K. ADJOURN: AT 8:44 A.M., MR. GLADU ADJOURNED THE MEETING.

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 28TH DAY OF FEBRUARY 28, 2023, 5:0.

DENA ELDER – PRESIDENT or (BOBBY GLADU-VP)

ATTEST: TONYA BROWN SECRETARY
