

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, MAY 27, 2025 – 7:00 A.M.
ROYSE CITY TRI-COUNTY CHAMBER OF COMMERCE - MEETING ROOM
216 N. ARCH ST., SUITE D – ROYSE CITY, TX 75189

CDC STAFF PRESENT
CDC SECRETARY/ASSISTANT TONYA BROWN
CITY STAFF- PRESENT
CITY ATTORNEY JASON DAY

BOARD MEMBERS PRESENT
PRESIDENT, RICHARD PENSE
MEMBER, MAYOR CLAY ELLIS
MEMBER, COUNCILMAN MICHAEL HOLDER
VICE PRESIDENT, RUSSELL THOMAS
MEMBER DAN MCREYNOLDS
BOARD MEMBERS ABSENT
CRAIG LAWRENCE
BLAIR JOHNOSN

THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION (RCCDC) BOARD OF DIRECTORS RESERVES THE RIGHT TO REALIGN THE ORDER OF THE AGENDA OR ADJOURN INTO EXECUTIVE SESSION TO DISCUSS ANY OF THE MATTERS LISTED ON THE AGENDA, AT ANY TIME PRIOR TO ADJOURNMENT AS AUTHORIZED BY THE FOLLOWING TEXAS GOVERNMENT CODES: § 551.071 CONSULTATION WITH ATTORNEY

§ 551.072 DELIBERATIONS ABOUT REAL PROPERTY

§ 551.074 PERSONNEL MATTERS

§ 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

AGENDA TOPICS:

A. CALL TO ORDER: AT 7 A.M., THE MEETING WAS CALLED TO ORDER. A QUORUM WAS PRESENT.

B. INVOCATION: MR. ELLIS GAVE THE INVOCATION.

C. CITIZENS PARTICIPATION: N/A

- i. Persons may have three (3) minutes to address the board. By law, the board: (1) may not deliberate on items not listed on the 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. CONSENT AGENDA:

1. APPROVE THE APRIL 22, 2025, REGULAR MEETING MINUTES

NO DISCUSSION TOOK PLACE REGARDING THE MINUTES.

2. RECEIVE FINANCIAL REPORTS AND SALES TAX DATA FOR MAY 2025.

MAY'S SALES TAX REVENUE (\$192,562) INCREASED BY 33% OVER MAY OF 2024, LEADING TO A 9.4% INCREASE OVER THE ROLLING TWELVE-MONTH PERIOD.

- AT 7:03 A.M., MR. MCREYNOLDS MADE A MOTION TO ACCEPT THE MINUTES AS PRESENTED.
- MR. ELLIS SECONDED THE MOTION.
- THE MOTION PASSED 5:0.

E. NEW BUSINESS:

1. DISCUSS AND ACT ON APPOINTING A NEW BOARD SECRETARY TO THE RCCDC BOARD.

- AT 7:06 A.M., MR. ELLIS MADE A MOTION TO APPOINT MR. JOHNSON AS SECRETARY AND TREASURER.
- MR. THOMAS SECONDED THE MOTION.
- THE MOTION PASSED 5:0.

2. PRESENTATION BY GREGG BURNETT OF DUST FREE REGARDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT.

MR. BURNETT DISCUSSED THE CIRCUMSTANCES THAT HAVE LED TO THE COMPANY'S INABILITY TO MEET THE JOB REQUIREMENT OUTLINED IN THE PERFORMANCE AGREEMENT.

3. PRESENTATION BY BYRON ALDREDGE OF ANVIL BREWING NO. 2 REGARDING THE JOB PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT. MR. ALDREDGE DISCUSSED THE STRAIN OF MAINTAINING THE FULL-TIME EQUIVALENT REQUIREMENT IN THE AGREEMENT (WITH

THE CDC) DURING THE SLOW PERIODS OF THE YEAR. HE ASKED THE BOARD TO CONSIDER LOWERING THE REQUIREMENT TO 10.

F. STAFF REPORT:

1. **ICSC RECAP – MR. PENSE, MR. ELLIS, MRS. BROWN, AND MR. THOMAS ALL GAVE AN ACCOUNT OF THEIR EXPERIENCE AT THE CONFERENCE. OVERALL, IT WAS A GOOD CONFERENCE WITH SEVERAL MEETINGS AND INTRODUCTIONS WITH VARIOUS RETAIL, ENTERTAINMENT (MOVIES, ETC.), AUTOMOTIVE, AND FITNESS TENANTS. WE WORKED WITH JASON CLAUNCH FROM CATALYST COMMERCIAL, WHO PROVIDED MEETING SPACE AND SET UP THE MAJORITY OF OUR MEETINGS; THERE WAS A LOT OF INTEREST IN ROYSE CITY. SOME OF THE INTEREST CENTERED AROUND THE PAD SITES AT ROYSE CITY SUMMIT, INCLUDING THE UNDEVELOPED PROPERTY. SOON WE WILL LIKELY DISCUSS HOW WE CAN HELP EXPEDITE DEVELOPMENT OF THE AREA BY HELPING EXTEND MERCANTILE BLVD. FURTHER. MR. ELLIS STATED THAT HE ANTICIPATES DEVELOPMENT ALL ALONG MERCANTILE BLVD. MRS. BROWN MENTIONED THAT IN REGARD TO EXTENDING MERCANTILE BLVD. BEYOND WHERE IT IS TODAY, THERE IS STILL MONEY LEFT OVER FROM THE BOND THAT CAN ONLY BE USED FOR THAT PURPOSE.**
2. **TEDC MID-YEAR CONFERENCE – THE TWO AND A HALF DAY CONFERENCE WILL BE HELD AT THE HARBOR HILTON IN ROCKWALL ON JUNE 18- 20TH. BOARD MEMBERS WERE INVITED TO ATTEND.**
3. **ROYSE CITY BUSINESS SUMMIT – ASHLEE BURKE OF THE ROYSE CITY TRI-COUNTY CHAMBER OF COMMERCE TALKED ABOUT THE SUMMIT THAT WILL BE HELD ON JULY 10TH FROM 8:30 A.M. TO 3 P.M. AT THE ROYSE CITY HIGH SCHOOL EVENT CENTER. THEY PLAN TO PARTNER WITH THE CDC, THE CITY, AND THE SCHOOL DISTRICT FOR THE EVENT. THE EVENT WILL HIGHLIGHT REASONS TO BRING YOUR BUSINESS TO ROYSE CITY, BREAKOUT SESSIONS, BREAKFAST AND LUNCH, INCLUDING A TASTE OF ROYSE CITY, AND INFORMATION FOR VARIOUS ASPECTS OF BUSINESS OWNERS, FROM HOW TO START A BUSINESS TO HOW TO RETIRE. THE EVENT IS CAPABLE OF HOSTING 200-300 PEOPLE.**
4. **INCENTIVE UPDATE:**
 - **JAMES THOMPSON: DISCUSSED IN EXECUTIVE SESSION.**
 - **SMOKE SESSIONS LAND CONVEYANCE: MR. DAY DISCUSSED THE PROCEDURE TO MOVE FORWARD WITH THE TRAIL EASEMENT. THE AMENDMENT WILL NEED TO BE SIGNED BEFORE THE EASEMENTS CAN BE SIGNED. MR. DAY REQUESTED THE BOARD TO AUTHORIZE THE PRESIDENT OF THE RCCDC BOARD TO SIGN THE AMENDMENT AND EASEMENT DOCUMENTS.**
 - **AT 7:33 A.M., MR. MCREYNOLDS MADE A MOTION TO HAVE THE PRESIDENT TAKE ALL NECESSARY STEPS AND SIGN THE NECESSARY DOCUMENTS TO CONTINUE THE PROCESS.**
 - **MR. HOLDER SECONDED THE MOTION.**
 - **THE MOTION PASSED 5:0.**
 - **DAIRY QUEEN: THERE IS AN LOI ON THE DAIRY QUEEN BUILDING. WE HOPE TO KNOW SOON WHO THE TENANT WILL BE.**
 - **FOUR BROTHERS: NO UPDATE AVAILABLE**
 - **HXX STUDIOS: WE WILL HOLD A PUBLIC HEARING FOR THIS INCENTIVE AT OUR JUNE MEETING.**

G. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:35 A.M. § 551.071 CONSULTATION WITH ATTORNEY, § 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

1. **CONSULTATION WITH ATTORNEY REGARDING A RECENT INCENTIVE FOR A BUSINESS LOCATED AT 134 E. MAIN ST. AND ANY MATTERS RELATED THERETO.**
2. **DISCUSS AND DELIBERATE REGARDING THE DUST-FREE PRESENTATION SURROUNDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT AND ANY MATTER RELATED THERETO.**

3. DISCUSS AND DELIBERATE REGARDING THE ANVIL BREWING NO. 2 PRESENTATION SURROUNDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT AND ANY MATTER RELATED THERETO.

H. ADJOURN EXECUTIVE SESSION: AT 8:21 A.M.

I. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS. MR. PENSE RECOVERED REGULAR SESSION AT 8:22 A.M.

1. CONSULTATION WITH ATTORNEY REGARDING A RECENT INCENTIVE AGREEMENT FOR A BUSINESS LOCATED AT 134 E. MAIN ST, ROYSE CITY, TX 75189 AND ANY MATTERS RELATED THERETO.

NO ACTION

2. DUST-FREE PRESENTATION SURROUNDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT AND ANY MATTER RELATED THERETO.

NO ACTION

3. ANVIL BREWING NO. 2 PRESENTATION SURROUNDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT AND ANY MATTER RELATED THERETO.

NO ACTION

J. ADJOURN:

MR. HOLDER MADE A MOTION TO ADJOURN.

MR. THOMAS SECONDED THE MOTION.

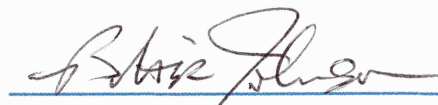
THE CARRIED 5:0

THE MEETING ADJOURNED AT 8:23 A.M.

APPROVED AND PASSED BY THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION ON THE 24TH DAY OF JUNE, 2025, 4:0.



RICHARD PENSE – PRESIDENT/ACTING DIRECTOR



ATTEST: BLAIR JOHNSON, SECRETARY