



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
 CONFERENCE ROOM – CITY HALL – 305 N. ARCH ST. – ROYSE CITY

<p>CDC STAFF IN ATTENDANCE: CDC DIRECTOR CHARLES HOUK - PRESENT CDC SECRETARY TONYA BROWN - PRESENT</p> <p>OTHER: CITY ATTORNEY JASON DAY BLAKE AND MADISON MILLER, RENEW COFFEE CARTER KENDALL</p>	<p>BOARD IN ATTENDANCE: PRESIDENT, RICHARD PENSE – PRESENT MEMBER, MAYOR CLAY ELLIS – PRESENT TREASURER BLAIR JOHNSON – PRESENT (LEFT AT 9:04) MEMBER, COUNCILMAN MICHAEL HOLDER – PRESENT VICE PRESIDENT, RUSSELL THOMAS – PRESENT MEMBER CRAIG LAWRENCE SR. – PRESENT MEMBER DAN MCREYNOLDS – PRESENT</p>
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THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION (RCCDC) BOARD OF DIRECTORS RESERVES THE RIGHT TO REALIGN THE ORDER OF THE AGENDA AND/OR TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ON THE AGENDA, AT ANY TIME PRIOR TO ADJOURNMENT AS AUTHORIZED BY TEXAS GOVERNMENT CODES:

§ 551.071 CONSULTATION WITH ATTORNEY
 § 551.074 PERSONNEL MATTERS

§ 551.072 DELIBERATIONS ABOUT REAL PROPERTY
 § 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

DUE TO TIME CONSTRAINTS FOR THE CITY ATTORNEY, SOME OF THE ITEMS ON THE AGENDA WERE REALIGNED

AGENDA TOPICS:

A. CALL TO ORDER AND INVOCATION:

AT 7:00 A.M., MR. PENSE CALLED THE MEETING TO ORDER AND ROLL WAS CALLED OF THE DULY CONSTITUTED OFFICERS AND MEMBERS OF THE BOARD OF DIRECTORS. ALL WERE ACCOUNTED FOR. MR. ELLIS GAVE THE INVOCATION.

B. DISCUSS AND CONSIDER APPROVAL OF THE APRIL 16, 2024 SPECIAL CALLED MEETING MINUTES AND CURRENT FINANCIAL STATUS.

NO DISCUSSION TOOK PLACE REGARDING THE MINUTES OR FINANCIALS. OUR SALES TAX REVENUE INCREASED BY 15% MONTH OVER MONTH FOR APRIL. FOR THE ROLLING 12 MONTH PERIOD, WE SAW A 9.9% INCREASE.

- AT 7:01 A.M., MAYOR ELLIS MADE A MOTION TO APPROVE THE APRIL 16, 2024 MEETING MINUTES.
- MR. HOLDER SECONDED THE MOTION.
- THE MOTION PASSED 7:0

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 AND CONSIDER ADOPTION OF A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$3,750,000 ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS, SERIES 2024 TO FUND THE EXTENSION OF MERCANTILE BLVD; DELEGATING TO A PRICING OFFICER THE AUTHORITY TO APPROVE THE SALE OF THE BONDS, THE TERMS OF THE BONDS AND THE OFFERING DOCUMENTS FOR THE BONDS; PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.

MR. HOUK DISCUSSED THAT THE ADOPTION OF THE RESOLUTION WOULD ALLOW US TO MOVE FORWARD WITH THE FINANCING OF THE MERCANTILE BLVD. EXTENSION PROJECT. IF APPROVED BY THE CDC BOARD, THE ITEM WILL GO TO CITY COUNCIL FOR APPROVAL TONIGHT. THIS PROJECT SHOULD ONLY REQUIRE A NET OF \$2.75M; THE BOND IS SET AT \$3.75M TO ACCOUNT FOR MARKET FACTORS AND ADMINISTRATION COSTS, AS ADVISED BY BOND COUNCIL.

- AT 7:05 A.M., MR. JOHNSON MADE A MOTION TO APPROVE THE RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF UP \$2,750,000.00 TO THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION.
- MR. MCREYNOLDS SECONDED THE MOTION.
- THE MOTION PASSED 7:0
- *PLEASE SEE ATTACHED ADDENDUM*

- E. PRESENTATION FROM BLAKE AND MADISON MILLER ON INCENTIVE REQUEST FOR RENEW COFFEE LOCATED AT 211 E MAIN ST.

BLAKE AND MADISON MILLER PRESENTED TO THE BOARD THEIR REMODEL PLANS FOR THE BACK ROOM TO EXPAND RENEW COFFEE. THE TOTAL COST OF THE PROJECT WAS ESTIMATED AT \$23,000.

- F. PRESENTATION FROM BART GARDNER/JUSTIN TOON ON INCENTIVE REQUEST FOR RESERVE CAPITAL PARTNER'S PHASE II DEVELOPMENT AT 6723 INTERSTATE 30.

THIS ITEM WAS PULLED FROM THE AGENDA TO ALLOW THE DEVELOPER TO REWORK THE PROJECT BASED ON FEEDBACK FROM HUNT REGIONAL HOSPITAL IN AN EFFORT FOR THE PROJECT TO WORK SYNERGISTICALLY WITH THE HOSPITAL.

- H. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 7:23 A.M.

- SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

1. INCENTIVE REQUEST FROM RENEW COFFEE
2. INCENTIVE REQUEST FROM RESERVE CAPITAL PARTNERS
3. 305 E MAIN ST
4. GROCERY STORE
5. NATIVE STATION

- SECTION 551.072 – DELIBERATION REGARDING REAL PROPERTY

6. DISCUSSION REGARDING EXTENSION OF SALES CONTRACT FOR CDC OWNED LAND ON FM 2642

- SECTION 551.071 – CONSULTATION WITH ATTORNEY

7. DISCUSSION REGARDING NATIVE STATION LITIGATION
8. DISCUSSION REGARDING CDC OPERATIONS

- SECTION 551.074 – PERSONNEL MATTERS

9. EXECUTIVE DIRECTOR CHARLES HOUK
10. ADMINISTRATIVE ASSISTANT TONYA BROWN.

- I. ADJOURN CLOSED EXECUTIVE SESSION. AT 9:08 A.M.

- J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS: AT 9:08 A.M.

1. INCENTIVE REQUEST FROM RENEW COFFEE – NO ACTION
2. INCENTIVE REQUEST FROM RESERVE CAPITAL PARTNERS – N/A
3. 305 E MAIN ST – NO ACTION
4. GROCERY STORE – NO ACTION
5. NATIVE STATION – NO ACTION
6. EXTENSION OF SALES CONTRACT FOR CDC-OWNED LAND ON FM 2642 – NO ACTION
7. NATIVE STATION LITIGATION – NO ACTION

ONE MOTION WAS MADE TO ADDRESS THE FOLLOWING 3 ITEMS:

8. CDC OPERATIONS – NO ACTION
9. EXECUTIVE DIRECTOR CHARLES HOUK
10. ADMINISTRATIVE ASSISTANT TONYA BROWN

- MR. THOMAS MADE A MOTION TO ALLOW THE CDC PRESIDENT TO NEGOTIATE AS DISCUSSED IN CLOSED EXECUTIVE SESSION.
- MR. ELLIS SECONDED THE MOTION
- THE MOTION PASSED 6:0

G. DIRECTORS REPORT:

1. ACTIVE INCENTIVE UPDATE

- NO UPDATES ON PROVIDENT 30 ADDITION, NE DALLAS SURGERY CENTER, ANVIL. ROYSE CITY ER HOSPITAL, MARKETPLACE WEST, AND DUST FREE.
- NEXTCORE: HOSPITAL CONSTRUCTION CONTINUES ON TRACK AND PLANS TO BE OPEN BY THE END OF THE YEAR.
- MERCANTILE BLVD EXTENSION: MR. HOUK EXPECTS TO RECEIVE A CONTRACT THIS MORNING FROM APPROVED BIDDER MCMAHON. THEY WORKED WITH US REGARDING PRICING ON SPECIFIC ITEMS. THE SEEDING WAS REMOVED AND WILL BE ADDED AT A LATER DATE AT DARRELL LAKE’S EXPENSE MR. LAKE HAS AGREED TO THIS EXPENSE AS WELL AS THE GAS LINE MOVEMENT. THIS ITEM WILL GO BEFORE COUNCIL TONIGHT FOR COUNCIL TO RATIFY.
- LISCOTTI DEVELOPMENT CORPORATION: THE CONTRACT BETWEEN LISCOTTI AND MR. LAKE HAS BEEN IN CONSTANT NEGOTIATION. THERE IS ONE ITEM LEFT TO ADDRESS AS OF YESTERDAY. LISCOTTI SHOULD BEGIN CONSTRUCTION AS THE ROAD BEGINS.
- SMOKE SESSIONS: MR. HOUK IS WAITING ON A LETTER FROM OWNER CHAD SESSIONS CERTIFYING HE HAS MET ALL THE PERFORMANCE AGREEMENT BENCHMARKS. THE LAND CONVEYANCE PROCESS WILL BEGIN AFTER WE RECEIVE THE LETTER. ONCE THE LAND IS CONVEYED, THIS INCENTIVE WILL BE COMPLETE.

K. ADJOURN:

- AT 9:16 MR. JOHNSON MADE A MOTION TO ADJOURN
- MR. THOMAS SECONDED THE MOTION
- THE MOTION PASSED 6:0

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROSYE CITY ON THE 23RD DAY OF MAY 2024, 7:0.

PRESIDENT

ATTEST:

SECRETARY