



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING**

TUESDAY, AUGUST 24, 2021 - 7:00 A.M.

CITY HALL - CONFERENCE ROOM - 305 N. ARCH STREET – ROYSE CITY

FREE ACCESS AS DESCRIBED BELOW:

ZOOM MEETING CODE: 3876301627

TELECONFERENCE NO.: 1-877-853-5257 + ACCESS CODE: 3876301627

CCE

AGENDA:

In an effort to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Novel Coronavirus (COVID-19) AND Pursant to Texas Government Code 418.016 on the order of Texas Governor, Greg Abbott issued March 13, 2020 and renewed JULY 30, 2021, temporarily suspending certain provisions of the Texas Open Meetings Act, which requires government officials and members of the public to be physically present at a specified meeting location, the Royse City Community Development Corporation and its Board of Directors will conduct its Regular Meeting in person, by videoconference, and teleconference.

This NOTICE/AGENDA is posted online at <http://www.roysecitycdc.org/about/agendas-&-minutes> and in the encased bulletin boards located outside City Hall and the RCCDC office 72 hours in advance of the meeting date and time.

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

§ 551.072 Deliberations about Real Property

§ 551.074 Personnel Matters

§ 551.087 Deliberation Regarding Economic Development Negotiation

AGENDA TOPICS:

A. CALL TO ORDER AND INVOCATION

B. DISCUSS AND CONSIDER APPROVAL OF JULY 27, 2021 MEETING MINUTES AND CURRENT FINANCIAL STATUS

C. CITIZENS PARTICIPATION:

- 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.

E. PRESENTATION FROM STEVEN ADAMS, CFA (SPECIALIZED PUBLIC FINANCE INC.) REGARDING RCCDC BOND CAPACITY ANALYSIS

F. PRESENTATION FROM NUTEX HEALTH REGARDING INCENTIVE REQUEST FOR ROYSE CITY ER & HOSPITAL

G. RECESS INTO CLOSED EXECUTIVE SESSION

a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:

- SECTION 551.087 – DILIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS
 1. DELIBERATE REGARDING RCCDC BOND AND ASSOCIATED ECONOMIC DEVELOPMENT PROJECTS (YOUTH SPORTS FACILITY, COMMUNITY CENTER, HIGHWAY 66 LAND PURCHASE, FAMILY ENTERTAINMENT CONCEPT)
 2. DELIBERATE REGARDING NUTEX HEALTH INCENTIVE REQUEST

H. ADJOURN CLOSED EXECUTIVE SESSION

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

1. RCCDC BOND AND ASSOCIATED ECONOMIC DEVELOPMENT PROJECTS
2. NUTEX HEALTH INCENTIVE REQUEST

J. DISCUSS AND ACT ON RCCDC FY2022 PROPOSED BUDGET

K. DISCUSS AND ACT ON CATALYST COMMERCIAL AGREEMENT FOR FY22

L. DIRECTORS REPORT:

1. PROPERTY AROUND WAL-MART
2. ANDERSON CROSSING
3. ROYSE CITY TOWN CENTER
4. COUNTY LINE ROAD OFF INDUSTRIAL
5. CATALYST COMMERCIAL UPDATE

M. ADJOURN

I certify that the above notice of this public hearing and/or open meeting of the Royse City Community Development Corporation (RCCDC), before the Board of Directors, posted in the enclosed bulletin board located outside the main entrances, at Royse City - City Hall, the RCCDC office, and online at www.roysecitycdc.org by 7 p.m. Friday, AUGUST 20, 2021. If you plan to attend this meeting and you have a disability that requires special arrangements at the meeting, please call the CDC Executive Director at 469-652-0723 at least 48 hours prior to this meeting and reasonable accommodations will be made to assist your needs. I certify that the attached notice and agenda of items to be considered by the RCCDC was removed by me from the outside bulletin board in the front of City

Hall on the _____ day of _____ 2021.

Name _____ Title _____