



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING**

**TUESDAY, MAY 25, 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 May 5 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 APRIL 16, 2021 SPECIAL CALLED MEETING MINUTES, APRIL 27, 2021 REGUALR MEETING MINUTES, AND CURRENT FINANCIAL STAUUS**

**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 AND INCENTIVE REQUEST FROM DUST FREE FOR FACTORY EXPANSION.**

**F. RECESS INTO CLOSED EXECUTIVE SESSION**

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

**• SECTION 551.072 – DILIBERATIONS ABOUT REAL PROPERTY**

- 1. DELIBERATION CONCERNING NEGOTIATIONS FOR PURCHASE OF LAND ALONG I-30 FOR COMMERCIAL DEVELOPMENT**
- 2. DELIBERATION CONCERNING NEGOTIATIONS FOR PURCHASE OF DOWNTOWN LAND FOR THE BENEFIT OF MAIN STREET BUSINESSES**

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

**• SECTION 551.087 – DILIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION**

- 3. DISCUSSIONS REGARDING DUST FREE INCENTIVE REQUEST**
- 4. DISCUSSIONS REGARDING DELIBERATIONS WITH A YOUTH SPORTS FACILITY GROUP**
- 5. DISCUSSIONS REGARDING EXTENSION OF PERFORMANCE AGREEMENT FOR THIRSTY BRO BREWING**

**G. ADJOURN CLOSED EXECUTIVE SESSION**

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

- 1. PURCHASE OF LAND ALONG I-30 FOR COMMERCIAL DEVELOPMENT**
- 2. PURCHASE OF DOWNTOWN LAND FOR THE BENEFIT OF MAIN STREET BUSINESSES**
- 3. DUST FREE INCENTIVE REQUEST**
- 4. YOUTH SPORTS FACILITY GROUP**
- 5. PERFORMANCE AGREEMENT FOR THIRSTY BRO BREWING**

**I. DIRECTORS REPORT:**

- 1. RETAIL BUSINESS PROSPECT**
- 2. ROYSE CITY TOWN CENTER**
- 3. OUTER LOOP**
- 4. CATALYST COMMERCIAL UPDATE**

**J. 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](http://www.roysecitycdc.org) by 7 p.m. Friday, MAY 21, 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 \_\_\_\_\_