



**ROYSE CITY
COMMUNITY DEVELOPMENT CORPORATION**

TUESDAY, SEPTEMBER 22, 2020 - 7:00 A.M.

REGULAR MEETING

CITY HALL - 305 N. ARCH STREET - ROYSE CITY

MELLODY ROOM

TELEPHONE ACCESS

1-877-853-5257

ACCESS CODE: 3876301627

AGENDA: REGULAR MEETING AT THE REGULAR MEETING PLACE

In accordance with order of Texas Governor, Greg Abbott issued March 16, 2020, temporarily suspending certain provisions of Texas Government Code 418.016, 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 scheduled for 7:00 a.m., Tuesday, September 22, 2020 in person and at the MELLODY ROOM OF CITY HALL. 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 Coronavirus (COVID-19), this meeting will also be available by telephone.

This supplemental written notice and the meeting agenda are posted online at www.roysecitycdc.org and in the bulletin box located outside city hall and the RCCDC office.

The public toll-free dial-in number to participate by telephone is 1-877-853-5257 with access code 3876301627.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

CDC MEETINGS ARE GENERALLY HELD THE 4TH TUESDAY OF EACH MONTH AND POSTED 72 HOURS PRIOR TO EACH MEETING. AGENDAS AND MINUTES CAN BE FOUND ONLINE AT WWW.ROYSECITYCDC.ORG

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 ON AUGUST 25 REGULAR MEETING MINUTES AND CURRENT FINANCIAL STAUS**
- C. CITIZENS PARTICIPATION:**
 - i. This period is reserved for citizens to discuss items not listed on the agenda. Persons may have three (3) minutes to address the board; however, by law, no action or discussion will be taken on these items.
- D. DISCUSS CURRENT INCENTIVES.**
- E. DISCUSS AND ACT ON RETAINING CATALYST COMMERCIAL FOR PROFESSIONAL SERVICES.**
- F. PRESENTATION AND INCENTIVE REQUEST BY STEVE HABIBELAHIAN WITH STEVE-O'S PIZZA AND PUB.**
- G. RECESS INTO CLOSED EXECUTIVE SESSION**
 - a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - i. SECTION 551.087 – DILIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. DELIBERATION CONCERNING NEGOTIATIONS FOR AN ENTERTAINMENT VENUE
 - 2. DELIBERATION CONCERNING A POSSIBLE INCENTIVE FOR STEVE-O'S PIZZA AND PUB
- H. ADJOURN CLOSED EXECUTIVE SESSION**
- I. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
 - 1. ENTERTAINMENT VENUE NEGOTIATIONS
 - 2. INCENTIVE FOR STEVE-O'S PIZZA AND PUB
- J. DISCUSS AND ACT ON APPOINTING A NEW MEMBER TO THE RCCDC BOARD OF DIRECTORS**
- K. DISCUSS AND ACT ON CREATING AND APPOINTING 3 BOARD MEMBERS TO A RCCDC BY-LAW REVIEW COMMITTEE**
- L. DIRECTORS REPORT:**
 - 1. CREEKSHAW
 - 2. PARKSIDE VILLAGE
 - 3. PROPERTY AROUND WALMART
 - 4. THE MEADOWS
 - 5. RICHARD OSBURN PROJECT
 - 6. ROCKWELL AMERICAN
 - 7. MEDICAL MANUFACTURING
 - 8. KEVIN WORTHY PRESENTATION AT CHAMBER LUNCHEON
- 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, September 18, 2020. 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 _____, 2020.

Name _____ Title _____