



NOTICE OF MEETING AND AGENDA:
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, APRIL 26, 2022 - 7:00 A.M.
CITY HALL - CONFERENCE ROOM - 305 N. ARCH STREET – ROYSE CITY

ATTENDEES

CDC DIRECTOR CHARLES HOUK
 CDC ASSISTANT/BOARD SECRETARY TONYA BROWN

BOARD PRESIDENT DENA ELDER
 BOARD VICE PRESIDENT BOBBY GLADU
 BOARD TREASURER RICHARD PENSE

BOARD MEMBER CLAY ELLIS
 BOARD MEMBER JESSE VAUGHN II
 BOARD MEMBER MICHAEL HOLDER
 BOARD MEMBER GARY SANDERS

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. CONSIDER AND ACT ON MARCH 29, 2022 REGULAR MEETING MINUTES; APRIL 12, 2022 SPECIAL CALLED MEETING MINUTES; AND REVIEW OF 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. RECESS CDC BOARD MEETING TO OPEN PUBLIC HEARING:**
 - Take testimony concerning an incentive package for Anvil Brewing to open a restaurant/brewery in the old fire station located at 232 E Main St. and CDC Budget increase in the categories of Miscellaneous and Incentive.
- E. CLOSE PUBLIC HEARING TO RECONVENE CDC BOARD MEETING**
- F. DISCUSS CURRENT INCENTIVES.**
- G. RECESS INTO CLOSED EXECUTIVE SESSION**
 - a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. CDC BOND
 - 2. WELLNESS FACILITY
 - 3. RETAIL PROSPECTS
- H. ADJOURN THE CLOSED EXECUTIVE SESSION**
- I. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
 - 1. CDC BOND
 - 2. WELLNESS FACILITY
 - 3. RETAIL PROSPECTS
- J. DIRECTORS REPORT:**
 - 1. LAND NORTH AND WEST OF WAL MART
 - 2. ANDERSON CROSSING
 - 3. GYMNASTICS/CHEER GYM
 - 4. TENANT REP VISIT ON 4/14
 - 5. MAIN STREET PATIO PROJECT
 - 6. WALKER HAWK DRAINAGE STUDY/PLAN
 - 7. ROYSE CITY TOWN CENTER
- K. 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, APRIL 22, 2022. 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 _____, 2022. Name _____ Title _____