



**NOTICE OF MEETING AND AGENDA: REGULAR MEETING
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

TUESDAY, JULY 26, 2022 - 7:00 A.M.

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

STAFF IN ATTENDANCE: EXECUTIVE
DIRECTOR - CHARLES HOUK
CDC AA/ BOARD SECRETARY – TONYA BROWN
BOARD IN ATTENDANCE:
PRESIDENT - DENA ELDER
VICE PRESIDENT - BOBBY GLADU
TREASURER - RICHARD PENSE

BOARD IN ATTENDANCE:
DIRECTOR - MAYOR CLAY ELLIS
DIRECTOR - JESSE VAUGHN II
DIRECTOR - COUNCILMAN MICHAEL HOLDER
DIRECTOR - 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 THE JUNE 28, 2022 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. DISCUSS CURRENT INCENTIVES**
- E. DISCUSS PRELIM BUDGET FOR FISCAL YEAR 2022-23**
- F. PRESENTATION OF INCENTIVE REQUEST FOR 205 E MAIN STREET FROM DUSTY MANDERSON – WESTSIDE PIZZA**
- G. DIRECTORS REPORT:**
 - **MANUFACTURING PROSPECT – COLLIN CO RD 800**
 - **WAL-MART DEVELOPMENT LOT 6**
 - **MARKET PLACE WEST**
 - **RETAIL PROSPECTS**
- H. RECESS INTO CLOSED EXECUTIVE SESSION**

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

 - SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - **DISCUSS AND CONSIDER INCENTIVE REQUEST FOR 205 E MAIN ST**
 - **DISCUSS AND CONSIDER FAMILY ENTERTAINMENT PROJECT**
 - SECTION 551.071 – CONSULTATION WITH ATTORNEY
 - **DISCUSS AND CONSIDER ADOPTION OF A RESOLUTION DIRECTING PUBLICATION OF NOTICE OF PROJECTS AND NOTICE OF PUBLIC HEARING**
- I. ADJOURN THE CLOSED EXECUTIVE SESSION**
- J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
 - **DISCUSS AND CONSIDER INCENTIVE REQUEST FOR 205 E MAIN ST**
 - **DISCUSS AND CONSIDER FAMILY ENTERTAINMENT PROJECT**
 - **DISCUSS AND CONSIDER ADOPTION OF A RESOLUTION DIRECTING PUBLICATION OF NOTICE OF PROJECTS AND NOTICE OF PUBLIC HEARING**
- 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 on 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, July 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 front of City Hall on the _____ day of _____ 2022. Name _____ Title _____.