



**NOTICE OF MEETING AND AGENDA:**  
**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**THURSDAY, MAY 19, 2022 - 7:00 A.M.**

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

<b>STAFF:</b> CDC DIRECTOR CHARLES HOUK CDC SECRETARY TONYA BROWN	<b>BOARD MEMBERS:</b> PRESIDENT DENA ELDER VICE PRESIDENT BOBBY GLADU TREASURER RICHARD PENSE MEMBER MAYOR CLAY ELLIS MEMBER JESSE VAUGHN II MEMBER COUNCILMAN MICHAEL HOLDER MEMBER GARY SANDERS
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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 a closed 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 APRIL 26, 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. PRESENTATION BY CDC DIRECTOR FOR AN INCENTIVE PACKAGE TO THE DEVELOPER OF MARKET PLACE WEST (A DEVELOPMENT CONSISTING OF 86.491 ACRES GENERALLY LOCATED BETWEEN I-30 AND THE RAILWAY, WEST OF ERBY CAMPBELL BLVD AND EAST OF FLOYD ROAD.)**
- F. 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. INCENTIVE PACKAGE FOR DEVELOPER OF MARKET PLACE WEST**
      - 2. RETAIL PROSPECTS**
- G. ADJOURN THE CLOSED EXECUTIVE SESSION**
- H. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
  - 1. INCENTIVE PACKAGE FOR DEVELOPER OF MARKET PLACE WEST**
  - 2. RETAIL PROSPECTS**
- I. CONSIDER AND ACT ON APPROVING CEI ENGINEERING'S PHASE II PROPOSAL FOR WALKER-HAWK IMPROVEMENTS.**
- J. CONSIDER AND ACT ON REQUEST FROM ROYSE CITY CHAMBER OF COMMERCE TO CONTINUE MARKETING PARTNERSHIP**
- K. DIRECTORS REPORT:**
  - 1. DOWNTOWN DISTILLERY**
  - 2. AEROSPACE PROSPECT**
  - 3. ANDERSON CROSSING**
  - 4. VEGAS ICSC**
  - 5. SE CORNER OF ERBY CAMPBELL AND I-30**
  - 6. BEARPEN CREEK**
  - 7. JOB FAIR - TONYA**
- L. 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, was 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](http://www.roysecitycdc.org) by 7 A.M., Monday, May 16, 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 \_\_\_\_\_.