



**NOTICE OF AGENDA AND MEETING**  
**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**TUESDAY AUGUST 30, 2022**  
**CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET**

**STAFF IN ATTENDANCE:**

CDC DIRECTOR CHARLES HOUK  
CDC SECRETARY TONYA BROWN

**BOARD IN ATTENDANCE:**

PRESIDENT DENA ELDER  
VICE PRESIDENT BOBBY GLADU  
TREASURER RICHARD PENSE  
MEMBER MAYOR CLAY ELLIS  
OPEN SEAT  
MEMBER COUNCILMAN MICHAEL HOLDER  
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 JULY 26, 2022 CDC REGULAR MEETING MINUTES AND AUGUST 9, 2022 CDC SPECIAL CALLED MEETING REVIEW CURRENT FINANCIAL STATUS.**
- C. CITIZENS' PARTICIPATION:**
  - i. 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. CONSIDER AND ACT ON RCCDC SPONSORSHIP OF THE MIKE GILBERT ROTARY CLASSIC GOLF TOURNAMENT.**
- F. CONSIDER AND ACT ON RECOMMENDING A BOARD MEMBER TO FILL THE OPEN, UNEXPIRED TERM ENDING DECEMBER 31 2022.**
- G. CONSIDER AND ACT ON APPROVING RCCDC BUDGET FOR FY2023.**
- H. PRESENTATION AND INCENTIVE REQUEST FROM IM PREMIUM IMPORTS FOR A DISTRIBUTION FACILITY LOCATED AT 2501 CIRCLE DRIVE.**
- I. PRESENTATION OF PROPOSAL FROM THE RETAIL COACH FOR RETAIL RECRUITING CONSULTING SERVICES.**
- J. DIRECTORS REPORT:**
  - 1. CDC BOND
  - 2. RC PHARMACY BUILDING
  - 3. ROSE CITY PARTNERS
  - 4. MEDICAL FACILITY ON I-30
  - 5. ROYSE CITY TOWN CENTER
  - 6. ANDERSON CROSSING
- K. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:**
  - SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
    - 1. IM PREMIUM IMPORTS INCENTIVE
    - 2. RETAIL PROSPECTS
- L. ADJOURN THE CLOSED EXECUTIVE SESSION**
- M. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
  - 1. IM PREMIUM IMPORTS INCENTIVE
  - 2. RETAIL PROSPECTS
- N. 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](http://www.roysecitycdc.org) by 7 P.M. Friday, August 26, 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 \_\_\_\_\_