



NOTICE OF AGENDA AND MEETING  
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
TUESDAY, APRIL 18, 2023- 7:00 A.M.  
CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET – ROYSE CITY

<b>CDC STAFF IN ATTENDANCE:</b> CDC DIRECTOR CHARLES HOUK CDC SECRETARY TONYA BROWN <b>OTHER:</b>	<b>BOARD IN ATTENDANCE:</b> PRESIDENT DENA ELDER VICE PRESIDENT BOBBY GLADU TREASURER RICHARD PENSE MEMBER, MAYOR CLAY ELLIS MEMBER BLAIR JOHNSON MEMBER, COUNCILMAN MICHAEL HOLDER <b>OPEN SEAT</b>
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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 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 OF THE MARCH 23, 2023, MEETING MINUTES AND 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. CONSENT AGENDA:** All items under the Consent Agenda are considered to be routine by the Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.
    - a. INCENTIVE UPDATE:**
      - 1. GOOLSBY INCENTIVE:
      - 2. COLLIN CO. RD. 1031:
      - 3. LISCOTTI DEVELOPMENT CORPORATION:
      - 4. NE DALLAS SURGERY CENTER:
      - 5. DUST FREE:
      - 6. NUTEX:
      - 7. MARKET PLACE WEST:
      - 8. ANVIL:
      - 9. NEXCORE:
    - b. RETAIL RECRUITING MEMO**
  - E. PRESENTATION FROM RESERVE CAPITAL PROJECTS REQUESTING INCENTIVE FOR COMMERCIAL DEVELOPMENT LOCATED AT 6723 W INTERSTATE 30.**
  - F. RECESS INTO A CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:**
    - a. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION**
      - 1. DELIBERATE REGARDING AN INCENTIVE REQUEST FOR RESERVE CAPITAL PARTNERS FOR COMMERCIAL DEVELOPMENT LOCATED AT 6723 W INTERSTATE 30.
      - 2. DELIBERATE REGARDING CDC PARTICIPATION IN THE EXTENSION OF MERCANTILE BLVD
      - 3. DELIBERATE REGARDING A FAMILY ENTERTAINMENT VENUE MEMORANDUM OF UNDERSTANDING
    - b. SECTION 551.072 – REAL PROPERTY**
      - 4. DELIBERATE REGARDING AN OFFER FOR RCCDC-OWNED PROPERTY ON FM 2642
    - c. SECTION 551.074 – PERSONNEL MATTERS**
      - 5. DELIBERATE REGARDING CANDIDATES APPLYING FOR RCCDC BOARD VACANCY
  - G. ADJOURN CLOSED EXECUTIVE SESSION**
  - H. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
    - 1. RETAIL PROSPECT RECRUITING UPDATE
    - 2. MERCANTILE BLVD EXTENSION
    - 3. FAMILY ENTERTAINMENT VENUE MOU
    - 4. RCCDC-OWNED PROPERTY ON FM 2642
    - 5. CANDIDATES APPLYING FOR RCCDC BOARD VACANCY
  - I. 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, APRIL 14, 2023. 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 \_\_\_\_\_ 2023. NAME \_\_\_\_\_  
TITLE \_\_\_\_\_