



NOTICE OF MEETING AND AGENDA
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, AUGUST 22, 2023- 7:00 A.M.
CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET – ROYSE CITY

CDC STAFF IN ATTENDANCE:
CDC DIRECTOR CHARLES HOUK
CDC SECRETARY TONYA BROWN
OTHER:

BOARD IN ATTENDANCE:
PRESIDENT DENA ELDER
VICE PRESIDENT BOBBY GLADU
TREASURER RICHARD PENSE
MEMBER, MAYOR CLAY ELLIS
MEMBER BLAIR JOHNSON
MEMBER, COUNCILMAN MICHAEL HOLDER
MEMBER RUSSELL THOMAS

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 JULY 25, 2023 MEETING MINUTES, AUGUST 10, 2023 SPECIAL CALLED MEETING 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. RECESS REGULAR MEETING TO OPEN PUBLIC HEARING**
 - TAKE TESTIMONY CONCERNING AN INCENTIVE PACKAGE AND AN INCREASE OF THE CDC BUDGET LINE ITEM 'INCENTIVES' TO SATISFY THE RESPECTIVE INCENTIVE PACKAGE FOR THE FOLLOWING PROJECTS:**
 - 1. N.E. DALLAS SURGERY CENTER
 - 2. ROYSE CITY EMERGENCY HOSPITAL
 - 3. NEXCORE (HUNT REGIONAL MEDICAL CENTER)
 - 4. TEXAS CAFÉ DINER
 - 5. 50/50 RANCH INC
 - 6. MERCANTILE BLVD EXTENSION
 - 7. ANVIL BREWING #2
- E. CLOSE PUBLIC HEARING TO RECONVENE REGULAR MEETING**
- F. DISCUSS AND ACT ON RESCINDING INCENTIVE FOR COLLIN CO RD 1031**
- G. DISCUSS AND ACT ON RESCINDING INCENTIVE FOR SPENCER GOOLSBY**
- H. DISCUSS AND ACT ON ADOPTING THE CDC ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING ON SEPTEMBER 30 2024, PROVIDING FOR INTRA-FUND TRANSFERS AND INVESTMENT OF IDLE FUNDS.**
- I. DIRECTORS REPORT**
 - 1. ACTIVE INCENTIVE UPDATE
 - 2. RETAIL LIVE 2023 CONFERENCE
 - 3. THE MEADOWS
- J. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:**
 - a. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. RETAIL RECRUITING UPDATE
- K. ADJOURN CLOSED EXECUTIVE SESSION**
- L. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
 - 1. RETAIL RECRUITING UPDATE
- M. 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, AUGUST 18, 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 _____