



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
CONFERENCE ROOM – CITY HALL – 305 N. ARCH ST. – ROYSE CITY**

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

BOARD IN ATTENDANCE:
TREASURER RICHARD PENSE –
MEMBER, MAYOR CLAY ELLIS –
MEMBER BLAIR JOHNSON –
MEMBER, COUNCILMAN MICHAEL HOLDER –
MEMBER RUSSELL THOMAS –
MEMBER CRAIG LAWRENCE SR. –
MEMBER DAN MCREYNOLDS –

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
§ 551.074 PERSONNEL MATTERS

§ 551.072 DELIBERATIONS ABOUT REAL PROPERTY
§ 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION
- B. DISCUSS AND CONSIDER APPROVAL OF THE FEBRUARY 27, 2024 MEETING MINUTES AND 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. CONSIDER AND ACT ON REMOVING DENA ELDER AS A CHECK SIGNER FROM THE RCCDC ACCOUNT
- E. CONSIDER AND ACT ON ADDING CURRENT TREASURER, BLAIR JOHNSON AS AN RCCDC CHECK SIGNER
- F. CONSIDER AND ACT ON CDC PARTICIPATION IN THE 2024 RCISD EDUCATION FOUNDATION 'EATS & EDUCATION'
- G. PRESENTATION FROM STEVEN ADAMS, CFA OF SPECIALIZED PUBLIC FINANCE INC. ON MERCANTILE BLVD PROJECT PLAN OF FINANCE.
- H. PRESENTATION FROM BLAKE AND MADISON MILLER ON INCENTIVE REQUEST FOR RENEW COFFEE LOCATED AT 211 E MAIN ST
- I. PRESENTATION FROM BART GARDNER/JUSTIN TOON ON INCENTIVE REQUEST FOR RESERVE CAPITAL PARTNER'S PHASE II DEVELOPMENT AT 6723 INTERSTATE 30
- J. DIRECTORS REPORT
 - a. ACTIVE INCENTIVE UPDATE
 - b. SALES TAX WORKSHOP
- K. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. FINANCE PLAN FOR MERCANTILE
 - 2. INCENTIVE REQUEST FROM RENEW COFFEE
 - 3. INCENTIVE REQUEST FROM RESERVE CAPTIATL PARTNERS
 - 4. 305 E MAIN ST
 - 5. GROCERY STORE
 - ii. SECTION 551.071 – CONSULTATION WITH ATTORNEY
 - 1. NATIVE STATION
 - 2. RCCDC OPERATIONS
- L. ADJOURN CLOSED EXECUTIVE SESSION
- M. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS
 - 1. FINANCE PLAN FOR MERCANTILE
 - 2. INCENTIVE REQUEST FROM RENEW COFFEE
 - 3. INCENTIVE REQUEST FROM RESERVE CAPTIATL PARTNERS

- 4. 305 E MAIN ST
- 5. GROCERY STORE
- 6. NATIVE STATION
- 7. RCCDC OPERATIONS

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 in 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, March 22, 2024. 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 the

front of City Hall on the _____ day of _____ 2024.
Name _____ Title _____