



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 - PRESENT
CDC SECRETARY TONYA BROWN - PRESENT

OTHER:

BOARD IN ATTENDANCE:

PRESIDENT, RICHARD PENSE – PRESENT
MEMBER, MAYOR CLAY ELLIS – PRESENT
TREASURER BLAIR JOHNSON – PRESENT
MEMBER, COUNCILMAN MICHAEL HOLDER – PRESENT
VICE PRESIDENT, RUSSELL THOMAS – PRESENT
MEMBER CRAIG LAWRENCE SR. – PRESENT
MEMBER DAN MCREYNOLDS – PRESENT

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 APRIL 16, 2024 SPECIAL CALLED 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. DISCUSS AND CONSIDER ADOPTION OF A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$3,750,000 ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS, SERIES 2024 TO FUND THE EXTENSION OF MERCANTILE BLVD; DELEGATING TO A PRICING OFFICER THE AUTHORITY TO APPROVE THE SALE OF THE BONDS, THE TERMS OF THE BONDS AND THE OFFERING DOCUMENTS FOR THE BONDS; PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.
- E. PRESENTATION FROM BLAKE AND MADISON MILLER ON INCENTIVE REQUEST FOR RENEW COFFEE LOCATED AT 211 E MAIN ST
- F. PRESENTATION FROM BART GARDNER/JUSTIN TOON ON INCENTIVE REQUEST FOR RESERVE CAPITAL PARTNER’S PHASE II DEVELOPMENT AT 6723 INTERSTATE 30
- G. DIRECTORS REPORT
 - 1. ACTIVE INCENTIVE UPDATE
- H. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. INCENTIVE REQUEST FROM RENEW COFFEE
 - 2. INCENTIVE REQUEST FROM RESERVE CAPITAL PARTNERS
 - 3. 305 E MAIN ST
 - 4. GROCERY STORE
 - 5. NATIVE STATION
 - SECTION 551.072 – DELIBERATION REGARDING REAL PROPERTY
 - 6. DISCUSSION REGARDING EXTENSION OF SALES CONTRACT FOR CDC OWNED LAND ON FM 2642
 - SECTION 551.071 – CONSULTATION WITH ATTORNEY

7. DISCUSSION REGARDING NATIVE STATION LITIGATION

8. DISCUSSION REGARDING CDC OPERATIONS

• SECTION 551.074 – PERSONNEL MATTERS

9. EXECUTIVE DIRECTOR CHARLES HOUK

10. ADMINISTRATIVE ASSISTANT TONYA BROWN.

I. ADJOURN CLOSED EXECUTIVE SESSION

J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS

1. INCENTIVE REQUEST FROM RENEW COFFEE

2. INCENTIVE REQUEST FROM RESERVE CAPITAL PARTNERS

3. 305 E MAIN ST

4. GROCERY STORE

5. NATIVE STATION

6. EXTENSION OF SALES CONTRACT FOR CDC OWNED LAND ON FM 2642

7. NATIVE STATION LITIGATION

8. CDC OPERATIONS

9. EXECUTIVE DIRECTOR CHARLES HOUK

10. ADMINISTRATIVE ASSISTANT TONYA BROWN

K. 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, APRIL 19, 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 _____.