



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
SPECIAL CALLED 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:

CITY ENGINEER, LACEY RODGERS
YOSAB HABTERMARIAM
CITIZEN, PAUL DAAK
DARRELL LAKE
CECIL CHESHIER, TNP

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 – ABSENT

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION 7:00 A.M, MR. PENSE CALLED THE MEETING TO ORDER MR. JOHNSON GAVE THE INVOCATION.
- B. DISCUSS AND CONSIDER APPROVAL OF THE MARCH 26, 2024, MEETING MINUTES AND CURRENT FINANCIAL STATUS. FINANCIALS WERE NOT DISCUSSED AT THIS MEETING BUT WILL BE DISCUSSED AT OUR NEXT REGULAR MEETING. THERE WAS NO DISCUSSION FROM THE BOARD REGARDING THE MINUTES
 - AT 7:01 A.M., MR. JOHNSON MADE A MOTION TO APPROVE THE MARCH 26, 2024 MEETING MINUTES.
 - MR. HOLDER SECONDED THE MOTION.
 - THE MOTION PASSED 6:0.
- C. CITIZENS PARTICIPATION: NO CITIZEN 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. DISCUSSION REGARDING BIDS FOR MERCANTILE BLVD EXTENSION PHASE I.
MR. CHESHIER, WITH TNP (TEAGUE, NALL, AND PERKINS, INC.) SPOKE ABOUT THE BIDS THEY RECEIVED INCLUDING TWO TURN-KEY BIDS AND SEVERAL BIDS FOR ONE OR MORE ASPECTS OF THE PROJECT. AFTER MUCH DELIBERATION THE BOARD WAS READY TO MAKE A SELECTION.
 - MR. ELLIS MADE A MOTION TO AWARD THE MERCANTILE BLVD, PHASE I EXTENSION TO MCMAHON CONTRACTING SUBJECT TO THE FINALIZED CONTRACT AND AUTHORIZE THE CDC BOARD PRESIDENT TO SIGN ANY DOCUMENTS RELATED THERE TO.
- E. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: N/A THE BOARD DISCUSSED THE ITEM BELOW AND TOOK ACTION IN OPEN SESSION
 - i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. MERCANTILE BLVD. EXTENSION BID AWARD PHASE I
- F. ADJOURN CLOSED EXECUTIVE SESSION: N/A
- G. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS. N/A
 - 1. MERCANTILE BLVD. EXTENSION BID AWARD PHASE I
- H. ADJOURN. AT 7:47 A.M., MR. PENSE ADJOURNED THE MEETING.

PASSED AND APPROVED BY THE COMMUNITY DEVELOPMENT CORPORATION OF THE CITY OF ROYSE CITY ON THE 23RD DAY OF APRIL 2024.

RICHARD PENSE – PRESIDENT

ATTEST: TONYA BROWN SECRETARY