



**ROYSE CITY
COMMUNITY DEVELOPMENT CORPORATION
TUESDAY, JUNE 25, 2019 - 7:00 A.M.
CITY HALL CONFERENCE ROOM
305 N. ARCH ST
ROYSE CITY, TEXAS 75189**

AGENDA: REGULAR MEETING

CDC MEETINGS ARE GENERALLY HELD THE 4TH TUESDAY OF EACH MONTH AND POSTED 72 HOURS PRIOR TO EACH MEETING. AGENDA AND MINUTES CAN BE FOUND AT WWW.ROYSECITYCDC.ORG

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

- A. CALL TO ORDER AND INVOCATION**
- B. DISCUSS AND CONSIDER APPROVAL OF MAY 28, 2019 REGULAR MEETING MINUTES AND CURRENT FINANCIAL STATUS**
- C. DISCUSS INCENTIVE UPDATE**
- D. CITIZENS PARTICIPATION:**
 - i. This period is reserved for citizens to discuss items not listed on the agenda. Persons may have three (3) minutes to address the board, however, by law, no action or discussion will be taken on these items.
- E. RECESS CDC MEETING TO OPEN PUBLIC HEARING**
 - i. Discuss incentive grant to Hair Junkie for an amount not to exceed \$45,000 to build a parking lot at their new facility in downtown Royse City on Elm Street.
- F. CLOSE PUBLIC HEARING, RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF PUBLIC HEARING**
- G. INCENTIVE REQUEST FROM DR. GARY SANDERS (NATIVE STATION BEER GARDEN)**
- H. RECESS INTO CLOSED EXECUTIVE SESSION**
 - a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. DISCUSS POSSIBLE INCENTIVE TO DR. GARY SANDERS IN AN AMOUNT NOT TO EXCEED \$200,000 TO HELP OFFSET THE COSTS OF BRINGING A NEW FAMILY-FRIENDLY RESTAURANT (NATIVE STATION BEER GARDEN) TO DOWNTOWN ROYSE CITY, TO BE LOCATED ON THE CORNER OF ELM ST AND MAIN ST., PREVIOUSLY KNOWN AS Z’S QUICK STOP
- I. CLOSE EXECUTIVE SESSION**
- J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
 - 1. INCENTIVE TO DR. GARY SANDERS FOR NATIVE STATION BEER GARDEN
- K. CDC DIRECTOR REPORT: LARRY LOTT**
 - 1. WYNNE JACKSON SUBDIVISION
 - 2. HINES DEVELOPMENT UPDATE
 - 3. YMCA
 - 4. BUC-EE’S
 - 5. RESIDENTIAL STRATEGIES PRESENTATION
 - 6. DEBERRY ESTATES
 - 7. JOHN MARLINPROPOSED SUBDIVISION
 - 8. CELEBRATE FREEDOM
- L. ADJOURN**

Executive Director, Larry Lott

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 5 p.m. Friday, June 21, 2019. 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 972.636.2183 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 _____ 2019. Name _____ Title _____