



**ROYSE CITY  
COMMUNITY DEVELOPMENT CORPORATION**  
**TUESDAY, JULY 23, 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 4<sup>TH</sup> TUESDAY OF EACH MONTH AND POSTED 72 HOURS PRIOR TO EACH MEETING. AGENDA AND MINUTES CAN BE FOUND AT [WWW.ROYSECITYCDC.ORG](http://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 JUNE 24<sup>TH</sup> SPECIAL CALLED MEETING MINUTES, JUNE 25<sup>TH</sup> 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. (2<sup>nd</sup> notice)
  - ii. Discuss incentive grant to Native Station Beer Garden Cafe for an amount not to exceed \$125,000 to build a new restaurant in downtown Royse City. (1<sup>st</sup> Notice)
- F. CLOSE PUBLIC HEARING**
- G. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF PUBLIC HEARING**
- H. DISCUSS AND ACT ON REQUEST FOR SPONSORSHIP: MIKE GILBERT – ROYSE CITY ROTARY GOLF TOURNAMENT**
- I. DISCUSS AND ACT ON RESCINDING ANYTIME FITNESS INCENTIVE**
- J. DISCUSS AND ACT ON RECOMMENDING A NEW CDC BOARD MEMBER**
- K. DISCUSS AND ACT ON NOMINATING A CDC BOARD MEMBER TO SERVE AS VICE PRESIDENT**
- L. DISCUSS AND ACT ON UPDATING CDC ASSISTANT COMPUTER & SOFTWARE**
- M. DISCUSS AND ACT ON DRAFT CDC BUDGET FOR FY2020**
- N. INCENTIVE REQUEST FROM TERRY GORDON (THIRSTY BRO)**
- O. 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 TERRY GORDON - THIRSTY BRO
    - ii. SECTION 551.074: PERSONNEL MATTERS
      - 1. EVALUATION AND POTENTIAL SALARY ADJUSTMENTS FOR CDC EMPLOYEES:
        - a. ASSISTANT: TONYA BROWN
- P. CLOSE EXECUTIVE SESSION**
- Q. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
  - i. INCENTIVE REQUEST BY TERRY GORDON (THIRSTY BRO)
  - ii. EVALUATION AND POTENTIAL SALARY ADJUSTMENTS
    - 1. ASSISTANT: TONYA BROWN
- R. CDC DIRECTOR REPORT: LARRY LOTT**
  - 1. WYNNE JACKSON SUBDIVISION
  - 2. HINES DEVELOPMENT UPDATE
  - 3. SHEIKH PROPERTY
  - 4. POTENTIAL DAYCARE FACILITY
  - 5. RETAIL FUEL STOP OPPORTUNITY
- S. ADJOURN**

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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](http://www.roysecitycdc.org) by 5 p.m. Friday, July 19, 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 \_\_\_\_\_