



**ROYSE CITY  
COMMUNITY DEVELOPMENT CORPORATION**  
**TUESDAY, AUGUST 27, 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. AGENDAS 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. INTRODUCTION OF NEW CDC EXECUTIVE DIRECTOR CHARLES HOUK AND NEW BOARD MEMBER, MICHAEL HOLDER**
- C. DISCUSS AND CONSIDER APPROVAL OF MINUTES AND CURRENT FINANCIAL STATUS**
  - i. July 19, 2019, Special Called Meeting
  - ii. July 23, 2019, Regular Meeting
  - iii. August 15, 2019, Special Called Meeting
  - iv. August 19, 2019, Special Called Meeting
- D. DISCUSS INCENTIVE UPDATE**
- E. 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.
- F. RECESS CDC MEETING TO OPEN PUBLIC HEARING**
  - i. 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. (2<sup>nd</sup> Notice)
  - ii. Discuss incentive grant to SGRE for an amount not to exceed \$100,000 to incent Starbucks to sign a lease agreement in Royse City at the proposed facility to be located off the north service road of I-30, west of Erby Campbell. (1<sup>st</sup> Notice)
- G. CLOSE PUBLIC HEARING**
- H. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF PUBLIC HEARING**
  - i. Incentive grant to Native Station Beer Garden Café
  - ii. Incentive grant to SGRE: Starbucks
- I. DISCUSS AND ACT ON GOLF CART SPONSORSHIP FOR RC CHAMBER OF COMMERCE FUNFEST EVENT**
- J. DISCUSS AND ACT ON FY20 CDC BUDGET**
- K. INCENTIVE REQUEST FOR RESOLUTE COMPLIANCE BY TENNILLE JOHNSON**
- L. RECESS INTO CLOSED EXECUTIVE SESSION**
  - a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
    - i. SECTION 551.074 – PERSONNEL
      - 1. DELIBERATION REGARDING UPCOMING VACANCY ON CDC BOARD
      - 2. DELIBERATION REGARDING CURRENT CDC DIRECTOR YEARLY REVIEW AND POSSIBLE BONUS
    - ii. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS
      - 3. DELIBERATION REGARDING INCENTIVE REQUEST FOR RESOLUTE COMPLIANCE BY TENNILLE JOHNSON
- M. ADJOURN CLOSED EXECUTIVE SESSION**
- N. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
  - 1. UPCOMING VACANCY ON CDC BOARD
  - 2. CURRENT CDC DIRECTOR YEARLY REVIEW AND POSSIBLE BONUS
  - 3. INCENTIVE REQUEST FOR RESOLUTE COMPLIANCE
- O. CDC DIRECTOR REPORT: LARRY LOTT**
  - 1. WYNNE JACKSON SUBDIVISION
  - 2. HINES DEVELOPMENT UPDATE
  - 3. UPDATE REGARDING PERFORMANCE AGREEMENTS
  - 4. JUSTIN HOLLAND TOUR 8/10/19
  - 5. SHEIKH TRACT UPDATE
- P. 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](http://www.roysecitycdc.org) by 5 p.m. Friday, August 23, 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 \_\_\_\_\_