



**ROYSE CITY
COMMUNITY DEVELOPMENT CORPORATION
TUESDAY, SEPTEMBER 24, 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. AGENDAS 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

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION**
- B. DISCUSS AND CONSIDER APPROVAL OF LAST MONTH'S 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 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. (2nd Notice);
 - ii. Discuss incentive grant to Resolute Compliance for an amount not to exceed \$33,000 to offset a portion of the costs to build out a 3,770 SF office space located at 115 FM 2453.
- F. CLOSE PUBLIC HEARING**
- G. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF PUBLIC HEARING**
 - i. Incentive grant to SGRE: Starbucks
 - ii. Incentive grant to Resolute Compliance
- H. DISCUSS AND ACT ON REMOVING FORMER EXECUTIVE DIRECTOR FROM CHECKING ACCOUNT AND ADDING AN ADDITIONAL SIGNER**
- I. DISCUSS AND ACT ON A CONTRIBUTION TO THE 2020 CENSUS COUNT**
- J. DISCUSS AND ACT ON ACCEPTANCE OF HAIR JUNKIE'S WITHDRAW FROM THE CDC INCENTIVE GRANTED ON 4-23-19**
- K. 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 NEGOTIATIONS
 - 1. DELIBERATION REGARDING THE THIRSTY BRO INCENTIVE AS IT PERTAINS TO THE REPAYMENT OF THE FIRE STATION
 - ii. SECTION 551.074 – PERSONNEL
 - 2. DELIBERATION REGARDING APPOINTING A NEW BOARD MEMBER
- L. ADJOURN CLOSED EXECUTIVE SESSION**
- M. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
 - 1. REPAYMENT FOR FIRE STATION (THIRSTY BRO INCENTIVE)
 - 2. NEW BOARD MEMBER APPOINTMENT
- N. DISCUSS AND ACT ON APPOINTING A NEW TREASURER**
- O. CDC DIRECTOR REPORT: CHARLES HOUK**
 - 1. MINI STORAGE
 - 2. ERBY CAMPBELL DEVELOPMENT
 - 3. UPDATE REGARDING PERFORMANCE AGREEMENTS
 - 4. RESIDENTIAL DEVELOPMENT
 - 5. OUTDOOR ENTERTAINMENT COMPLEX INQUIRY
 - 6. UPCOMING TRAINING AND TRADE SHOWS
- P. MAIN STREET DIRECTOR REPORT: PAULA MORRIS**
 - 1. 224 E. Main St.
 - 2. 204 N. Elm St.
 - 3. 107 N. Houston St.
 - 4. 213 Elm Street.
 - 5. Upcoming Events
- Q. ADJOURN**

Executive Director, Charles Houk

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, September 20, 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 _____