

NOTICE OF MEETING AND AGENDA



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, OCTOBER 21, 2025 – 7:00 A.M.
ROYSE CITY MUNICIPAL COURTROOM
100 W. MAIN ST. – ROYSE CITY, TX 75189

CDC STAFF EXECUTIVE DIRECTOR, TOM WOODY DIRECTOR OF OPERATIONS, RICHARD PENSE ASSISTANT, TONYA BROWN CITY STAFF CITY ATTORNEY, JASON DAY MAIN STREET MANAGER, PAULA MORRIS	BOARD MEMBERS PRESIDENT, CRAIG LAWRENCE VICE PRESIDENT, RUSSELL THOMAS SECRETARY/TREASURER, BLAIR JOHNSON MEMBER/COUNCILMAN, CLAY ELLIS MEMBER/COUNCILMAN, MICHAEL HOLDER MEMBER, DAN MCREYNOLDS MEMBER, KARI HOLLIFIELD
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THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION (RCCDC) BOARD OF DIRECTORS RESERVES THE RIGHT TO REALIGN THE ORDER OF THE AGENDA OR ADJOURN INTO EXECUTIVE SESSION TO DISCUSS ANY OF THE MATTERS LISTED ON THE AGENDA, AT ANY TIME PRIOR TO ADJOURNMENT AS AUTHORIZED BY THE FOLLOWING 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

B. INVOCATION

C. CITIZENS PARTICIPATION:

Persons may have three (3) minutes to address the board. By law, the board: (1) may not deliberate on items not listed on the 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. CONSENT AGENDA

1. APPROVAL OF 9-16-25 REGULAR MEETING MINUTES.

E. FINANCIALS:

1. RECEIVE CDC FINANCIALS AND SALES TAX REVENUE DATA FOR OCTOBER 2025.

2. RECEIVE BUDGET UPDATE.

F. NEW BUSINESS:

1. RECEIVE AN INCENTIVE REQUEST PRESENTATION FOR A BUSINESS DEVELOPMENT AND INFRASTRUCTURE PROJECT FROM PRIME HEALTH GENERALLY LOCATED AT LOT 11 OF ROYSE CITY SUMMIT, ROYSE CITY, TX, ROCKWALL COUNTY, AND ANY MATTERS RELATED THERETO.

2. CONSIDER AND ACT REGARDING AN INCENTIVE REQUEST FROM THE ROYSE CITY FIRE DEPARTMENT TO FUND TRAINING EQUIPMENT FOR A JOB-RELATED/PUBLIC SAFETY ECONOMIC DEVELOPMENT PROJECT, AND ANY MATTERS RELATED THERETO.

3. CONSIDER AND ACT REGARDING AN INCENTIVE REQUEST FROM JACOB WOODY WITH SCOUNTING AMERICA TROOP 312 FOR A QUALITY-OF-LIFE PROJECT FOR THE PURCHASE AND INSTALLATION OF 6 NEW BENCHES AT A ROYSE CITY PUBLIC PARK, GENERALLY LOCATED ADJACENT TO 1530 E. HWY. 66, ROYSE CITY, TX, ROCKWALL COUNTY, AND ANY MATTERS RELATED THERETO.

4. CONSIDER AND ACT REGARDING A \$10,000.00 NETWORKING BUDGET REQUEST, AND ANY MATTERS RELATED THERETO.

5. CONSIDER AND ACT REGARDING UPDATING THE CDC LOGO, AND ANY MATTERS RELATED THERETO.

G. STAFF REPORT: TOM WOODY, RICHARD PENSE, JASON DAY, PAULA MORRIS

- 1. PROSPECT PIPELINE**
 - CITY NATIONAL BANK
- 2. ONGOING PROJECTS**
 - SWEET FROG
 - WELL'S SMASH BURGER EXPRESS
 - NORTON LOT
 - DOWNTOWN CLEANUP

H. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:

§ 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

- 1. DISCUSS AND CONSIDER THE PRESENTATION FROM PRIME HEALTH FOR A NEW BUSINESS LOCATED AT ROYSE CITY SUMMIT, AND ANY MATTERS RELATED THERE TO.**

§ 551.071 CONSULTATION WITH ATTORNEY

- 2. CONSULTATION REGARDING THE EXISTING LEASE AT 232 E. MAIN ST., ROYSE CITY, TX, ROCKWALL CO., AND ANY MATTERS RELATED THERETO.**
- 3. CONSULTATION REGARDING THE EXISTING LEASE AT 610 I-30, SUITE 104, ROYSE CITY, TX, ROCKWALL CO., ANY MATTERS RELATED THERETO.**
- 4. CONSULTATION REGARDING POSSIBLY ENTERING INTO A LEASE AT 114 EAST MAIN ST., ROYSE CITY, TX, ROCKWALL CO., AND ANY MATTERS RELATED THERE TO.**
- 5. CONSULTATION REGARDING A POSSIBLE SUBLEASE AT 114 EAST MAIN ST., ROYSE CITY, TX, ROCKWALL CO., AND ANY MATTERS RELATED THERETO.**
- 6. CONSULTATION REGARDING THE STATUS OF RESCINDING THE DUST-FREE PERFORMANCE AGREEMENT.**

§ 551.072 DELIBERATION ABOUT REAL PROPERTY

- 7. DISCUSS AND CONSIDER THE POSSIBLE PURCHASE OF PROPERTY LEGALLY DESCRIBED AS MCCASLAND, BLOCK E 1/2 OF N 1/2 65, ROYSE CITY, ROCKWALL COUNTY, AND ANY MATTERS RELATED THERETO.**

I. ADJOURN EXECUTIVE SESSION:

J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS ON THE FOLLOWING MATTERS:

- 1. CONSIDER AND ACT REGARDING THE PRESENTATION FROM PRIME HEALTH FOR A NEW BUSINESS LOCATED AT ROYSE CITY SUMMIT, AND ANY MATTERS RELATED THERE TO.**
- 2. CONSIDER AND ACT REGARDING THE EXISTING LEASE AT 232 E. MAIN ST., ROYSE CITY, TX, ROCKWALL CO., AND ANY MATTERS RELATED THERETO.**
- 3. CONSIDER AND ACT REGARDING THE EXISTING LEASE AT 610 I-30, SUITE 104, ROYSE CITY, TX, ROCKWALL CO., ANY MATTERS RELATED THERETO.**
- 4. CONSIDER AND ACT REGARDING POSSIBLY ENTERING INTO A LEASE AT 114 EAST MAIN ST., ROYSE CITY, TX, ROCKWALL CO., AND ANY MATTERS RELATED THERE TO.**
- 5. CONSIDER AND ACT REGARDING A POSSIBLE SUBLEASE AT 114 EAST MAIN ST., ROYSE CITY, TX, ROCKWALL CO., AND ANY MATTERS RELATED THERETO.**
- 6. CONSIDER AND ACT REGARDING THE STATUS OF RESCINDING THE DUST-FREE PERFORMANCE AGREEMENT.**

7. CONSIDER AND ACT REGARDING THE POSSIBLE PURCHASE OF PROPERTY LEGALLY DESCRIBED AS MCCASLAND, BLOCK E 1/2 OF N 1/2 65, ROYSE CITY, ROCKWALL COUNTY, AND ANY MATTERS RELATED THERETO.

K. ADJOURN:

I do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrances of the Royse City Community Development Corporation and City Hall of the City of Royse City, Texas, in a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time, Tuesday, October 14, 2025, by 5:30 p.m. and remained so posted at least three business days before said meeting was convened.

Tonya Brown

Tonya Brown, CDC Assistant

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE. NOTE: Unless otherwise stated, the Royse City Community Development Corporation (RCCDC) meets regularly on the third Tuesday morning of each month at 7:00 a.m. and follows a printed Agenda for official action. Any individual desiring official action should submit his/her request to the office of the CDC Director not later than fifteen (15) days prior to the Regular RCCDC Meeting.