



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, APRIL 22, 2025 – 7:00 A.M.
ROYSE CITY TRI-COUNTY CHAMBER OF COMMERCE - MEETING ROOM
216 N. ARCH ST., SUITE D – ROYSE CITY, TX 75189**

<p align="center">CDC STAFF CDC SECRETARY/ASSISTANT TONYA BROWN CITY STAFF CITY ATTORNEY JASON DAY</p>	<p align="center"><u>BOARD MEMBERS</u> PRESIDENT, RICHARD PENSE MEMBER, MAYOR CLAY ELLIS TREASURER BLAIR JOHNSON MEMBER, COUNCILMAN MICHAEL HOLDER VICE PRESIDENT, RUSSELL THOMAS MEMBER CRAIG LAWRENCE SR. MEMBER DAN MCREYNOLDS</p>
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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:

- i. 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. APPROVE THE MARCH 25, 2025, REGULAR MEETING MINUTES
2. RECEIVE FINANCIAL REPORTS AND SALES TAX DATA FOR APRIL 2025.

E. PUBLIC HEARING:

RECESS REGULAR SESSION TO HOLD A PUBLIC HEARING FOR THE FOLLOWING PROJECTS:

- RENOVIATION/IMPROVEMENTS AT 134 E. MAIN STREET
- SWEET FROG AND ROCKY MOUNTAIN CHOCOLATE FACTORY AT 134 E. MAIN STREET
- IRON PLOW AT 105 W. MAIN STREET

F. ADJOURN PUBLIC HEARING AND RECONVENE REGULAR SESSION:

G. NEW BUSINESS:

1. PRESENTATION FOR AN ECONOMIC INCENTIVE BY HANNAH WILLIAMS OF HxH STUDIOS AND ANY MATTERS RELATED THERETO.
2. PRESENTATION FOR A BUYOUT OR AMENDMENT TO ANVIL BREWING NO. 2 PERFORMANCE AGREEMENT AND ANY MATTERS RELATED THERETO.
3. DISCUSS AND ACT REGARDING APPROVING THE AMENDED PERFORMANCE AGREEMENT WITH GREGG LISCIOTTI AND ANY MATTERS RELATED THERETO.
4. DISCUSS AND ACT REGARDING APPROVAL OF THE CDC BYLAWS AMENDMENT AND ANY MATTERS RELATED THERETO.
5. DISCUSS AND ACT REGARDING PURCHASING INSURANCE, AS QUOTED, FOR THE CDC OFFICE AND ANY MATTERS RELATED THERETO.

H. STAFF REPORT:

1. ANDERSON CROSSING

2. INCENTIVE UPDATE REPORT:

- HUNT REGIONAL HOSPITAL
- SMOKE SESSIONS
- DUST FREE
- FOUR BROTHERS

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

**§ 551.071 CONSULTATION WITH ATTORNEY, § 551.072 DELIBERATIONS ABOUT REAL PROPERTY,
§ 551.074 PERSONNEL MATTERS, § 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION**

- 1. DELIBERATE REGARDING A POSSIBLE ECONOMIC INCENTIVE TO HxH STUDIOS AND ANY MATTERS RELATED THERETO.**
- 2. DELIBERATE REGARDING A POSSIBLE BUYOUT OR AMENDMENT TO THE ANVIL BREWING NO. 2 PERFORMANCE AGREEMENT AND ANY MATTERS RELATED THERETO.**

J. ADJOURN EXECUTIVE SESSION

K. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS.

- 1. A POSSIBLE ECONOMIC INCENTIVE TO HxH STUDIOS AND ANY MATTERS RELATED THERETO.**
- 2. A POSSIBLE BUYOUT OR AMENDMENT TO THE ANVIL BREWING NO. 2 PERFORMANCE AGREEMENT AND ANY MATTERS RELATED THERETO.**

L. ADJOURN

I certify that the above notice of this public hearing and/or open meeting of the Royse City Community Development Corporation (RCCDC), before its Board of Directors, was posted in the enclosed bulletin board located outside the main entrances of Royse City City Hall, the RCCDC office, and online at www.roysecitycdc.org 72 hours prior to this meeting. If you plan to attend this meeting and you have a disability that requires special arrangements at the meeting, please call the RCCDC Assistant at 972-636-2184 at least 48 hours prior to the 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 Board of Directors was removed from the outside bulletin board in the front of City Hall by _____.

(Sign) _____ (Title) _____ on _____, 2025.