



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, MAY 27, 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 APRIL 22, 2025, REGULAR MEETING MINUTES
2. RECEIVE FINANCIAL REPORTS AND SALES TAX DATA FOR MAY 2025.

E. NEW BUSINESS:

1. DISCUSS AND ACT ON APPOINTING A NEW BOARD SECRETARY TO THE RCCDC BOARD.
2. PRESENTATION BY GREGG BURNETT OF DUST FREE REGARDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT.
3. PRESENTATION BY BYRON ALDREDGE OF ANVIL BREWING NO. 2 REGARDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT.

F. STAFF REPORT:

1. ICSC RECAP
2. TEDC MID-YEAR CONFERENCE
3. ROYSE CITY BUSINESS SUMMIT
4. INCENTIVE UPDATE:
 - JAMES THOMPSON
 - SMOKE SESSIONS LAND CONVEYANCE
 - DAIRY QUEEN
 - FOUR BROTHERS
 - HXH STUDIOS

G. 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**

NOTICE OF MEETING AND AGENDA

1. CONSULTATION WITH ATTORNEY REGARDING A RECENT INCENTIVE FOR A BUSINESS LOCATED AT 134 E. MAIN ST. AND ANY MATTERS RELATED THERETO.
2. DISCUSS AND DELIBERATE REGARDING THE DUST-FREE PRESENTATION SURROUNDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT AND ANY MATTER RELATED THERETO.
3. DISCUSS AND DELIBERATE REGARDING THE ANVIL BREWING NO. 2 PRESENTATION SURROUNDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT AND ANY MATTER RELATED THERETO.

H. ADJOURN EXECUTIVE SESSION

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

1. CONSULTATION WITH ATTORNEY REGARDING A RECENT INCENTIVE AGREEMENT FOR A BUSINESS LOCATED AT 134 E. MAIN ST, ROYSE CITY, TX 75189 AND ANY MATTERS RELATED THERETO.
2. DUST-FREE PRESENTATION SURROUNDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT AND ANY MATTER RELATED THERETO.
3. ANVIL BREWING NO. 2 PRESENTATION SURROUNDING THE JOBS PERFORMANCE REQUIREMENT OF THE ECONOMIC INCENTIVE PERFORMANCE AGREEMENT AND ANY MATTER RELATED THERETO.

J. 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.