



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, AUGUST 26, 2025 – 7:00 A.M.
ROYSE CITY TRI-COUNTY CHAMBER OF COMMERCE - MEETING ROOM
216 N. ARCH ST., SUITE D – ROYSE CITY, TX 75189

<u>CDC STAFF</u>	<u>BOARD MEMBERS</u>
CDC EXECUTIVE DIRECTOR TOM WOODY	PRESIDENT, CRAIG LAWRENCE
DIRECTOR OF OPERATIONS RICHARD PENSE	VICE PRESIDENT, RUSSELL THOMAS
ASSISTANT TONYA BROWN	SECRETARY/TREASURER BLAIR JOHNSON
<u>CITY STAFF</u>	MEMBER/COUNCILMAN, CLAY ELLIS
CITY ATTORNEY JASON DAY	MEMBER, COUNCILMAN MICHAEL HOLDER
DEVELOPMENT SERVICES DIRECTOR LACEY RODGERS	MEMBER DAN MCREYNOLDS
	OPEN SEAT

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 7-22-25 REGULAR MEETING MINUTES AND 8-12-25 SPECIAL CALLED MEETING MINUTES.**
2. **RECEIVE CDC FINANCIALS AND SALES TAX REVENUE DATA FOR AUGUST 2025.**

E. NEW BUSINESS:

1. **CONSIDER AND ACT REGARDING A PRESENTATION BY OFFICER BAILEY AND OFFICER AVERY OF THE ROYSE CITY POLICE DEPARTMENT REQUESTING A GRANT FOR FOUR LICENSE PLATE READER CAMERAS, AND ANY MATTERS RELATED THERETO.**
2. **CONSIDER AND ACT REGARDING SPONSORING THE ROYSE CITY EDUCATION FOUNDATION, "EVENING FOR EDUCATION" EVENT, AND ANY MATTERS RELATED THERETO.**
3. **CONSIDER AND ACT REGARDING ADOPTING A NEW LOGO FOR THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION, AND ANY MATTERS RELATED THERETO.**
4. **CONSIDER AND ACT REGARDING MOVING ALL REGULARLY SCHEDULED MEETINGS FROM THE FOURTH TUESDAY OF THE MONTH AT 7:00 A.M. TO THE THIRD TUESDAY OF THE MONTH AT 6:00 P.M., AND ANY MATTERS RELATED THERETO.**
5. **CONSIDER AND ACT TO ADOPT A RESOLUTION SETTING THE TIME AND PLACE OF FUTURE CDC REGULAR MEETINGS, AND ANY MATTERS RELATED THERETO.**
6. **CONSIDER AND ACT REGARDING BOARD COMMUNICATION PROTOCOLS, AND ANY MATTERS RELATED THERETO.**
 - i. **IPADS**
 - ii. **FIRST NET**
 - iii. **EMAIL**
 - iv. **OFFICE 365**

NOTICE OF MEETING AND AGENDA

7. **CONSIDER AND ACT REGARDING UPGRADING THE CDC'S TECHNOLOGY, CREATING A BUDGET FOR THE EXPENSE, AND ANY MATTERS RELATED THERETO.**
8. **CONSIDER AND ACT REGARDING AMENDING THE FY25 BUDGET, AND ANY MATTERS RELATED THERETO.**
9. **CONSIDER AND ACT REGARDING APPROVING THE FY26 BUDGET, AND ANY MATTERS RELATED THERETO.**
10. **CONSIDER AND ACT REGARDING UPDATING THE SIGNATURE CARDS ON ALL CDC FINANCIAL ACCOUNTS, AND ANY MATTERS RELATED THERETO.**
11. **DISCUSSION REGARDING INCENTIVE PROCESSES TO INCLUDE AN INCENTIVE FLOWCHART AND INCENTIVE APPLICATION, AND ANY MATTERS RELATED THERETO.**

F. STAFF REPORT:

1. **SALES TAX WORKSHOP**
2. **LUMBER YARD**
3. **INCENTIVE UPDATES:**
 - i. **TEXAS CAFÉ DINER**
 - ii. **SMOKE SESSIONS LAND CONVEYANCE**
 - iii. **FOUR BROTHERS**
 - iv. **HxH STUDIOS**
 - v. **RUSTIC ROYALTY SALON**

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

§ 551.071 CONSULTATION WITH ATTORNEY

§ 551.087 DELIBERATE REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

1. **DELIBERATE REGARDING ENTERING INTO AN AGREEMENT FOR A LEASE AT 1610 I-30 SUITE 104, ROYSE CITY, TEXAS, AND ANY MATTERS RELATED THERETO.**
2. **DEBLIBERATE REGARDING ENTERING INTO A LEASE AT 216 N. ARCH ST., STE. A, ROYSE CITY, TEXAS, AND ANY MATTERS RELATED THERETO.**
3. **DELIBERATE REGARDING THE FORMERLY PROPOSED PATIO PROJECT ON CDC-OWNED LAND LOCATED OFF ELM STREET, BEHIND JOE'S MEAT MARKET, TEXAS CAFÉ, AND MAIN STREET EMPORIUM.**
4. **DELIBERATE REGARDING THE EVALUATION OF THE PERFORMANCE AGREEMENT WITH DUST FREE, AND ANY MATTERS RELATED THERETO.**
5. **DEBLIBERATE REGARDING THE EVALUATION OF ALL AGREEMENTS WITH ANVIL BREWING, LOCATED AT 232 E. MAIN ST., ROYSE CITY, TX, AND ANY MATTERS RELATED THERETO.**

H. ADJOURN EXECUTIVE SESSION

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

1. **ENTERING INTO AN AGREEMENT FOR A LEASE AT 1610 I-30 SUITE 104, ROYSE CITY, TEXAS, AND ANY MATTERS RELATED THERETO.**
2. **ENTERING INTO A LEASE AT 216 N. ARCH ST., STE. A, ROYSE CITY, TEXAS, AND ANY MATTERS RELATED THERETO.**
3. **FORMERLY PROPOSED PATIO PROJECT ON CDC-OWNED LAND LOCATED OFF ELM STREET, BEHIND JOE'S MEAT MARKET, TEXAS CAFÉ, AND MAIN STREET EMPORIUM.**
4. **EVALUATION OF THE PERFORMANCE AGREEMENT WITH DUST FREE, AND ANY MATTERS RELATED THERETO.**

- 5. EVALUATION OF ALL AGREEMENTS WITH ANVIL BREWING, LOCATED AT 232 E. MAIN ST., ROYSE CITY, TX, AND ANY MATTERS 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.