



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, SEPTEMBER 16, 2025 – 7:00 A.M.
ROYSE CITY MUNICIPAL COURTROOM
100 W. MAIN ST. – ROYSE CITY, TX 75189

<u>CDC STAFF</u> EXECUTIVE DIRECTOR, TOM WOODY DIRECTOR OF OPERATIONS, RICHARD PENSE ASSISTANT, TONYA BROWN <u>CITY STAFF</u> CITY ATTORNEY, JASON DAY	<u>BOARD MEMBERS</u> PRESIDENT, CRAIG LAWRENCE VICE PRESIDENT, RUSSELL THOMAS SECRETARY/TREASURER, BLAIR JOHNSON MEMBER/COUNCILMAN, CLAY ELLIS MEMBER/COUNCILMAN, MICHAEL HOLDER MEMBER, DAN MCREYNOLDS OPEN SEAT
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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 8-26-25 REGULAR MEETING MINUTES.**
- 2. RECEIVE CDC FINANCIALS AND SALES TAX REVENUE DATA FOR SEPTEMBER 2025.**

E. NEW BUSINESS:

- 1. DISCUSSION WITH BOARD APPLICANTS APPLYING FOR THE OPEN BOARD POSITION(S).**
- 2. CONSIDER AND ACT REGARDING A PRESENTATION BY ROYSE CITY TRI-COUNTY CHAMBER OF COMMERCE FOR CONTINUED MARKETING PARTNERSHIP AND ANY MATTERS RELATED THERETO.**
- 3. CONSIDER AND ACT REGARDING ADDING BOARD PRESIDENT CRAIG LAWRENCE TO THE SIGNATURE CARDS OF ALL CDC ACCOUNTS AND ANY MATTERS RELATED THERETO.**
- 4. CONSIDER AND ACT REGARDING MODIFYING THE CDC BYLAWS AND ANY MATTERS RELATED THERETO.**
- 5. CONSIDER AND ACT REGARDING A POTENTIAL INCREASE IN FUNDING FOR THE INCUBATOR PROGRAM, ANY NECESSARY BUDGET REVISIONS, AND ANY MATTERS RELATED THERETO.**
- 6. CONSIDER AND ACT REGARDING A REVISION TO THE FY25 BUDGET AMENDMENT AND ANY MATTERS RELATED THERETO.**

7. **CONSIDER AND ACT REGARDING A REVISION TO THE FY26 BUDGET AND ANY MATTERS RELATED THERETO.**
8. **CONSIDER AND ACT REGARDING THE CURRENT ELECTRICITY CONTRACT FOR THE CDC-OWNED BUILDING LOCATED AT 232 E. MAIN ST. AND ANY MATTERS RELATED THERETO.**

F. STAFF REPORT:

1. **Q & A SESSION REGARDING MONTHLY ACTIVITIES IN THE FOLLOWING AREAS:**
 - **OPERATIONS**
 - **FINANCE**
 - **DEVELOPMENT SERVICES COLLABORATION**
 - **PROSPECT PIPELINE**
 - **BAKERY**
 - **HARDWARE STORE**
 - **ONGOING PROJECTS**
 - **RESTAURANT INCUBATOR**
 - **IRON PLOW**
 - **SWEET FROG**
 - **ROYSE CITY SUMMIT**
 - **MARKET PLACE WEST/LOWES**

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

§ 551.074 PERSONNEL

1. **DELIBERATE REGARDING APPOINTING (AN) APPLICANT(S) FOR THE CDC BOARD OPEN SEAT(S) AND ANY MATTERS RELATED THERETO.**

§ 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

2. **DELIBERATE REGARDING THE PATIO PROJECT PREVIOUSLY SLATED FOR THE CDC-OWNED PROPERTY LOCATED ON ELM ST. AND GENERALLY LOCATED BEHIND THREE DOWNTOWN BUSINESSES (BUILDINGS): MAIN STREET EMPORIUM, TEXAS CAFÉ, AND JOE’S MEAT MARKET, AND ANY MATTERS RELATED THERETO.**

§ 551.071 CONSULTATION WITH ATTORNEY

3. **DELIBERATE REGARDING RESCINDING THE DUST FREE PERFORMANCE AGREEMENT AND ANY MATTERS RELATED THERETO.**
4. **DELIBERATE REGARDING HIRING OUTSIDE COUNSEL 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. **CONSIDER AND ACT REGARDING APPOINTING (AN) APPLICANT(S) FOR THE CDC BOARD OPEN SEAT(S) AND ANY MATTERS RELATED THERETO.**
2. **CONSIDER AND ACT REGARDING THE PATIO PROJECT PREVIOUSLY SLATED FOR THE CDC-OWNED PROPERTY LOCATED ON ELM ST., GENERALLY LOCATED BEHIND THREE DOWNTOWN BUSINESSES (BUILDINGS): MAIN STREET EMPORIUM, TEXAS CAFÉ, AND JOE’S MEAT MARKET, AND ANY MATTERS RELATED THERETO.**

- 3. CONSIDER AND ACT REGARDING RESCINDING THE DUST FREE PERFORMANCE AGREEMENT AND ANY MATTERS RELATED THERETO.**
- 4. CONSIDER AND ACT REGARDING HIRING OUTSIDE COUNSEL AND ANY MATTERS RELATED THERETO.**

J. 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, Wednesday September 10, 2025, by 5:30 p.m. and remained so posted at least three business days before said meeting was convened.

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.