



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

<b>CDC STAFF - PRESENT</b> CDC SECRETARY/ASSISTANT TONYA BROWN <b>CITY STAFF</b> CITY ATTORNEY JASON DAY	<b>BOARD MEMBERS - PRESENT</b> PRESIDENT, RICHARD PENSE (ARRIVED AT 7:04 A.M.) MEMBER, MAYOR CLAY ELLIS (LEFT AT 9:04 A.M.) MEMBER, COUNCILMAN MICHAEL HOLDER VICE PRESIDENT, RUSSELL THOMAS MEMBER CRAIG LAWRENCE SR. MEMBER DAN MCREYNOLDS
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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: A QUORUM WAS PRESENT. AT 7:00 A.M., MR. PENSE CALLED THE MEETING TO ORDER.**
- B. INVOCATION: MR. PENSE GAVE THE INVOCATION.**
- C. CITIZENS PARTICIPATION: NO CITIZEN 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.**  
**MRS. BROWN REVIEWED THE FINANCIALS. MoM SALES TAX REVENUE DECREASED BY 11.95%; YoY VALUES REMAINED POSITIVE WITH AN 8% INCREASE.**
    - **AT 7:03 A.M., MR. MCREYNOLDS MADE A MOTION TO ACCEPT THE MINUTES AS WRITTEN.**
    - **MR. HOLDER SECONDED THE MOTION.**
    - **THE MOTION CARRIED 5:0.**
- E. PUBLIC HEARING: AT 7:03 A.M.**  
**RECESS REGULAR SESSION TO HOLD A PUBLIC HEARING FOR THE FOLLOWING PROJECTS:**
  - **RENOVATION/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: AT 7:04 A.M.**
- G. NEW BUSINESS:**
  - 1. PRESENTATION FOR AN ECONOMIC INCENTIVE BY HANNAH WILLIAMS OF HxH STUDIOS AND ANY MATTERS RELATED THERETO.**  
**HANNAH WILLIAMS AND KELLY GAETA GAVE A BRIEF PRESENTATION OF THE PROPOSED RENOVATION PROJECT, WHICH WOULD EXPAND PARKING FOR CUSTOMERS AND IMPROVE CERTAIN ASPECTS OF THEIR BUILDING FOR SAFETY AND AESTHETICS, AND TO ALLOW THEM TO GROW.**
  - 2. PRESENTATION FOR A BUYOUT OR AMENDMENT TO ANVIL BREWING NO. 2 PERFORMANCE AGREEMENT AND ANY MATTERS RELATED THERETO.**

MR. ALDREDGE GAVE A PRESENTATION REQUESTING A BUYOUT OF THEIR CURRENT AGREEMENT TO HELP THEM ATTRACT INVESTORS. HE REQUESTED AN AMENDMENT TO THE CURRENT AGREEMENT IF A BUYOUT WAS NOT AN OPTION OR IN THE INTERIM UNTIL A BUYOUT PRICE COULD BE REACHED.

3. DISCUSS AND ACT REGARDING APPROVING THE AMENDED PERFORMANCE AGREEMENT WITH GREGG LISCIOTTI AND ANY MATTERS RELATED THERETO.

THIS ITEM WAS REMOVED AS THERE WAS NO ACTION TO BE TAKEN.

4. DISCUSS AND ACT REGARDING APPROVAL OF THE CDC BYLAWS AMENDMENT AND ANY MATTERS RELATED THERETO.

CITY ATTORNEY JASON DAY LED THE IN-DEPTH DISCUSSION THAT CENTERED AROUND DIRECTORS AND OFFICERS OF THE BOARD, AS WELL AS EMPLOYEES OF THE CORPORATION. THE ITEM WAS MOVED FOR DISCUSSION LATER IN THE MEETING.

5. DISCUSS AND ACT REGARDING PURCHASING INSURANCE, AS QUOTED, FOR THE CDC OFFICE AND ANY MATTERS RELATED THERETO.
  - AT 8:33 A.M., MR. THOMAS MADE A MOTION TO PURCHASE INSURANCE AS PROVIDED IN THE QUOTE.
  - MR. MCREYNOLDS SECONDED THE MOTION.
  - THE MOTION PASSED 5:0 - MAYOR ELLIS RECUSED HIMSELF FROM THE VOTE.

#### H. STAFF REPORT:

1. ANDERSON CROSSING: MRS. BROWN REPORTED THAT THE PROJECT CONTINUES TO MOVE FORWARD. THE CITY AND CDC ARE WORKING TOGETHER TO PROMOTE THIS DEVELOPMENT. IT WILL BE A FOCUS AT THE UPCOMING ICSC CONFERENCE IN LAS VEGAS.

#### 2. INCENTIVE UPDATE REPORT:

- HUNT REGIONAL HOSPITAL: MR. PENSE DISCUSSED THE RECENT TOUR HE ATTENDED ALONG WITH CITY MANAGER CARL ALSABROOK AND (THEN) CITY MAYOR CLAY ELLIS. EVERYONE WAS IMPRESSED WITH THE FACILITY, WHICH WILL BEGIN WORKING ON PHASE TWO SHORTLY AFTER OPENING PHASE ONE.
- SMOKE SESSIONS: ACCORDING TO DEVELOPMENT SERVICES DIRECTOR LACEY RODGERS, MR. SESSIONS HAS AGREED TO THE PRELIMINARY TRAIL EASEMENT. BOTH THE CDC AND SMOKE SESSIONS WILL DEDICATE A TRAIL EASEMENT TO THE CITY TO FORM A CONTINUOUS TRAIL ON THE SOUTHSIDE OF THE BUILDING. THE CDC WOULD THEN GRANT ITS REMAINING PORTION OF THE PROPERTY TO SMOKE SESSIONS.
- DUST FREE: MRS. BROWN REPORTED THAT GREGG BURNETT IS WAITING ON DOCUMENTATION FROM HR TO CONFIRM THAT THE JOB REQUIREMENT IN THE PERFORMANCE AGREEMENT HAS BEEN MET.
- FOUR BROTHERS: CASEY KELLY OF FOUR BROTHERS NOTIFIED MRS. BROWN OF THE DIFFICULTIES THEY ARE FACING AS A RESULT OF THE ROAD CONSTRUCTION AND THE RECENT THEFTS.

#### I. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: AT 8:34 A.M.

§ 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: AT 9:00 A.M.

#### K. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS. AT 9:02 A.M.

1. A POSSIBLE ECONOMIC INCENTIVE TO HxH STUDIOS AND ANY MATTERS RELATED THERETO.
  - AT 9:03 A.M., MR. THOMAS MADE A MOTION TO GRANT \$16,500 FOR CONCRETE (PARKING LOT) EXPANSION AND EXTERIOR RENOVATIONS.
  - MR. HOLDER SECONDED THE MOTION.
  - THE MOTION CARRIED 6:0.
2. A POSSIBLE BUYOUT OR AMENDMENT TO THE ANVIL BREWING NO. 2 PERFORMANCE AGREEMENT AND ANY MATTERS RELATED THERETO.

NO ACTION

G. NEW BUSINESS

4. DISCUSS AND ACT REGARDING APPROVAL OF THE CDC BYLAWS AMENDMENT AND ANY MATTERS RELATED THERETO.

AT 9:11 A.M., CITY ATTORNEY JASON DAY LED THE DISCUSSION THAT CENTERED AROUND DIRECTORS AND OFFICERS OF THE BOARD, AS WELL AS EMPLOYEES OF THE CORPORATION. A LENGTHY DISCUSSION WAS HELD REGARDING THE PROPOSED AMENDMENTS.

- AT 9:14 A.M., MR. MCREYNOLDS MADE A MOTION TO ACCEPT THE CHANGES AS PRESENTED BY MR. DAY, PENDING FURTHER REVIEW.
- MAYOR ELLIS SECONDED THE MOTION.
- THE MOTION CARRIED 5:0
- MR. ELLIS MADE A MOTION TO APPOINT MR. DAY, MR. LAWRENCE, AND MR. JOHNSON TO DISCUSS THE AMENDMENTS WITH CITY MANAGER CARL ALSABROOK AND ASSISTANT CITY MANAGER SHANNON RAYMOND.
- MR. MCREYNOLDS SECONDED THE MOTION.
- THE MOTION CARRIED 5:0.

L. ADJOURN:

- AT 9:16 A.M., MAYOR ELLIS MADE A MOTION TO ADJOURN.
- MR. THOMAS SECONDED THE MOTION.
- THE MOTION CARRIED 5:0
- THE MEETING ADJOURNED AT 9:16 A.M.

APPROVED AND PASSED BY THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION ON THE 27TH DAY OF MAY, 2025, 5:0.

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RICHARD PENSE – PRESIDENT/ACTING DIRECTOR

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ATTEST: BLAIR JOHNSON, SECRETARY

