



## AGENDA

### Community Development Corporation Board of Directors Regular Meeting

Tuesday, January 20, 2026 - 7:00 AM

City Hall and Courts Building, 100 W. Main Street  
Royse City, Texas

#### **A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

#### **B. INVOCATION**

#### **C. CITIZENS PARTICIPATION**

*This period is reserved for citizens to discuss items not listed on the printed agenda, persons may have three (3) minutes to address the Board, however, by law, no action or discussion may be taken on these items. The Board may only respond with specific factual information, recite existing policy, direct citizen to city staff or have the item placed on a future agenda.*

#### **D. CONSENT AGENDA**

*All items under Consent Agenda are considered to be routine and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

1. Approve the December 9, 2025, Special-Called Joint Meeting Minutes.
2. Approve the December 9, 2025, Special-Called Meeting Minutes
3. Approve the December 16, 2025, Regular Meeting Minutes

#### **E. BUSINESS**

1. Swear in CDC Board Members.
2. Discuss and act on appointing/reappointing the following officer positions of the CDC Board of Directors: President, Vice President, Secretary, and Treasurer and any matters related thereto.
3. Receive a presentation from Casey Kelly with Four Brothers Outdoor Power Equipment regarding a possible amendment to the terms of his Performance Agreement for the renovations to his facility and any matters related thereto.
4. Introduction of Malinda Latham, owner of Latham's Bakery, and any matters related thereto.
5. Discuss and act regarding rescheduling the March meeting from March 17th to March 24th and any matters related thereto.
6. Receive a presentation from James Thompson regarding an incentive grant request for a beautification project at 134 E. Main St., Royse City, TX, Rockwall County and any matters related thereto.
7. Receive a presentation from Adam Mitchell regarding an incentive grant request for a beautification project along the I-30 Corridor District at 206 I-30, Royse City, Rockwall County, TX and any matters related thereto.

#### **F. STAFF REPORT**

1. Receive CDC Financial Report
2. CDC office renovation update.
3. Sweet Frog project update
4. Real estate acquisition update on 114 E. Main St.
5. Real estate acquisition update on 129 E. Main St.
6. Real estate acquisition update on 201 W. Main St. (201 W. Hwy 66).
7. Incubator Program - Wells Express post-mortem report

## **G. EXECUTIVE SESSION**

*Recess into Closed Session in compliance with Section §551.001 Texas Government Code:*

Section §551.071 - Consultation with Attorney

1. Consultation with attorney regarding the delinquency of Anvil Brewing and any matters related thereto.

Section §551.087 - Deliberate regarding Economic Development Negotiations

2. Deliberate regarding presentation from Casey Kelly of Four Brothers Outdoor Power Equipment and any matters related thereto.
3. Deliberate regarding an incentive grant request from James Thompson for a beautification project at 134 E. Main St., Royse City, TX, Rockwall County and any matters related thereto.
4. Deliberate regarding an incentive grant request from Adam Mitchell for a beautification project along the I-30 Corridor District at 206 I-30, Royse City, Rockwall County, TX and any matters related thereto.

## **H. RECONVENE REGULAR MEETING**

*Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.*

1. Consider and act concerning Anvil Brewing delinquencies and any matters related thereto.
2. Consider and act concerning the presentation for Four Brothers Outdoor Power Equipment and any matters related thereto.
3. Consider and act regarding an incentive grant request from James Thompson for a beautification project at 134 E. Main St., Royse City, TX, Rockwall County and any matters related thereto.
4. Consider and act regarding an incentive grant request from Adam Mitchell for a beautification project along the I-30 Corridor District at 206 I-30, Royse City, Rockwall County, TX and any matters related thereto.

## **I. ADJOURN**

*I do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrance of 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, \_\_\_\_\_, 2025, by 5:30 p.m. and remained so posted at least 3 business days before said meeting was convened.*

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*Staff Liaison*

*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.*

The Community Development Corporation Board of Directors reserves the right to realign order of agenda at any time prior to adjournment. If during the course of the meeting covered by this notice, the Board of Directors should determine that a closed or executive meeting or session of the Board of Directors or a consultation with the attorney for the CDC should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the Board of Directors at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Board of Directors may conveniently meet in such closed or executive meeting or session or consult with the attorney for the CDC concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sections and purposes:

Texas Government Code Section

§551.071 – Private consultation with the attorney for the Royse City Community Development Corporation

§551.072 – Discussing purchase, exchange, lease or value of real property

§551.073 – Discussing gifts and donations

§551.074 – Discussing personnel matters

§551.087 – Discussing economic development negotiations