AGENDA
Community Development Corporation Board of Directors
Regular Meeting
Tuesday, November 17, 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 minutes of the October 20, 2026- Regular Meeting.

E. BUSINESS

1. Discuss and act to approve execution of release regarding Performance Agreement with Roanoke Summit LTD.
2. Consider and act on potential parking and drainage solutions through a partnership between the Royse City CDC and property owners located on the North side of Main St. between Arch St. and Elm St.

F. FUTURE AGENDA ITEMS

G. STAFF REPORT

1. Monthly financial report
2. 129 E. Main St. project status
3. 114 E. Main St. project status
4. 103 N. Houston project Status
5. 103 College St. project status
6. Main Street Update
   - Pumpkin patch results
   - Christmas parade
   - Main street speakers
   - Save the clock tower

H. EXECUTIVE SESSION

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

Section §551.071 - Consultation with City Attorney

1. Discussion with attorney regarding pending Verified Petition for Pre-Suit Deposition Under Texas Rule of Civil Procedure 202, Cause No. 1-26-1814, pending in the 382nd Judicial District Court, Rockwall County, Texas.
2. Consider and act to obtain additional insurance coverage during litigation for CDC-owned property -232 E. Main St. and amend the budget as needed and any matters related thereto.
3. Discussion regarding enforcing IM Premium Imports performance agreement and take any necessary action related thereto.

I. RECONVENE REGULAR MEETING

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

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J. FUTURE AGEDA ITEMS

1. Consider and/or action to determine and direct CDC Staff in scheduling topics for discussion at future CDC Meetings, and any matters related thereto.

K. 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, and said Notice was posted on the following date, November 11, 2026, 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