



AGENDA

Community Development Corporation Board of Directors
Regular Meeting
Tuesday, February 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 AND PLEDGE OF ALLEGIANCE

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 Minutes of the January 20, 2026 - Regular Meeting

E. BUSINESS

1. Swear in CDC Board Members
2. Consider and act to approve clarifying language related to the CDC Reimbursement Grant Agreement with Prime Healthcare Properties.
3. Receive a presentation from Lee Wells regarding the CDC Incubator Program — Wells Burgers Express
4. Consider and act to approve revised annual subscription contract with Placer AI.

F. STAFF REPORT

1. CDC Monthly Financial Report
2. Property update on 114 E. Main St.
3. Property update on 129 E. Main St.
4. Property update on 201 W. Main St.
5. Sweet Frog project update
6. Main Street Report:
 - a. Farmer's Market planning
 - b. Texas Historical Commission visit

G. EXECUTIVE SESSION

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

Section §551.071 - Consultation with City Attorney

1. Discussion regarding the delinquency of Anvil Brewing No. 2, and any matters related thereto
Section §551.074 — Personnel Matters
2. Discussion regarding CDC Administrative Assistant

H. RECONVENE REGULAR MEETING

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

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

1. Consider and act regarding the delinquency of Anvil Brewing No. 2 and any matters related thereto.
2. Consider and act regarding CDC Administrative Assistant.

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, Wednesday, February 11, 2026, by 5:30 p.m. and remained so posted at least 3 business days before said meeting was convened.

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