



AGENDA

Community Development Corporation Board of Directors
Regular Meeting
Tuesday, August 18, 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 July 21, 2026 meeting.

E. BUSINESS

1. Consider and act to approve the FY 2026 budget amendment.
2. Consider and act to approve an amendment on the performance agreement with RC Land Development Partners, LP.

F. STAFF REPORT

1. FY 2027 draft budget update.
2. 129 E. Main St. Update
3. 114 E. Main St. Update
4. 103 N. Houston Update
5. 103 Collage St. Update
6. Monthly Financials Report
7. Annual Verification Update
8. Railroad Crossing and Lease Update

G. EXECUTIVE SESSION

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

Section §551.087 – Discussing economic development negotiations

1. Discussion regarding an incentive request from Soulman's BBQ for a parking lot project at the Royse City location and any matters related thereto.
2. Discussion regarding an incentive grant request for a retail furniture store.

Section §551.071 – Consultation with the attorney

3. Discussion regarding Annual Verification Reviews.

Section §551.074 – Discussing personnel matters

4. Discussion regarding CDC staff evaluations.

H. RECONVENE REGULAR MEETING

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

1. Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.
2. Consider and act on an incentive request from Soulman's BBQ for a parking lot project at the Royse City location and any matters related thereto.
3. Consider and act on an incentive request from the retail furniture store discussed in executive session.

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 August 12, 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