



**NOTICE OF MEETING AND AGENDA:**  
**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**  
**SPECIAL CALLED MEETING**  
**TUESDAY, AUGUST 9, 2022 - 7:00 A.M.**  
**CITY HALL - CONFERENCE ROOM - 305 N. ARCH STREET – ROYSE CITY**

**STAFF IN ATTENDANCE:**

CDC DIRECTOR CHARLES HOUK  
 CDC SECRETARY TONYA BROWN

**BOARD IN ATTENDANCE:**

PRESIDENT DENA ELDER  
 VICE PRESIDENT BOBBY GLADU  
 TREASURER RICHARD PENSE  
 MEMBER MAYOR CLAY ELLIS  
 MEMBER JESSE VAUGHN II  
 MEMBER COUNCILMAN MICHAEL HOLDER  
 MEMBER GARY SANDERS

The Royse City Community Development Corporation (RCCDC) Board of Directors reserves the right to realign the order of the agenda and/or to adjourn into executive session at any time to discuss any of the matters listed on the agenda, at any time prior to adjournment as authorized by 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 AND INVOCATION**
- B. CITIZENS’ PARTICIPATION:**
  - Persons may have three (3) minutes to address the board. By law, the board: (1) may not deliberate on items not listed on the item 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.
- C. CONSIDER AND ACT ON DESIGNATING AN OFFICIAL NEWSPAPER FOR ROYSE CITY CDC LEGAL NOTICE PUBLICATIONS.**
- D. PRESENTATION FROM CDC DIRECTOR ON INCENTIVE REQUEST BY LANDLORD AND TENANT TO REIMBURSE RENOVATIONS OF 205 E MAIN STREET TO INCLUDE INSTALLATION OF AN ELEVATOR, FIRE SPRINKLER SYSTEM, AND OTHER BUILDING IMPROVEMENTS.**
- E. RECESS INTO CLOSED EXECUTIVE SESSION**
  - a. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
    - SECTION 551.087 – DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
      - 1. INCENTIVE REQUEST BY LANDLORD AND TENANT FOR 205 E MAIN ST**
    - SECTION 551.074 – PERSONNEL MATTERS
      - 2. ANNUAL PERFORMANCE REVIEW AND SALARY/BENEFIT ADJUSTMENT FOR CDC EXECUTIVE DIRECTOR**
      - 3. ANNUAL PERFORMANCE REVIEW AND SALARY/BENEFIT ADJUSTMENT FOR CDC ASSISTANT**
- H. ADJOURN THE CLOSED EXECUTIVE SESSION**
- I. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
  - 1. INCENTIVE REQUEST BY LANDLORD AND TENANT FOR 205 E MAIN ST**
  - 2. ANNUAL PERFORMANCE REVIEW AND SALARY/BENEFIT ADJUSTMENT FOR CDC EXECUTIVE DIRECTOR**
  - 3. ANNUAL PERFORMANCE REVIEW AND SALARY/BENEFIT ADJUSTMENT FOR CDC ASSISTANT**
- J. DISCUSSION OF BUDGET FOR THE FISCAL YEAR 2023.**
- K. ADJOURN**

I certify that the above notice of this public hearing and/or open meeting of the Royse City Community Development Corporation (RCCDC), before the Board of Directors, posted on the enclosed bulletin board located outside the main entrances, at Royse City - City Hall, the RCCDC office, and online at [www.roysecitycdc.org](http://www.roysecitycdc.org) by 7 P.M., Friday, August 5, 2022. If you plan to attend this meeting and you have a disability that requires special arrangements at the meeting, please call the CDC Executive Director at 469-652-0723 at least 48 hours prior to this meeting and reasonable accommodations will be made to assist your needs. I certify that the attached notice and agenda of items to be considered by the RCCDC was removed by me from the outside bulletin board in front of City Hall on the

\_\_\_\_\_ day of \_\_\_\_\_, 2022. Name \_\_\_\_\_ Title \_\_\_\_\_.