



**NOTICE OF MEETING AND AGENDA**  
**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**  
**REGULAR MEETING**  
**TUESDAY, NOVEMBER 28, 2023- 7:00 A.M.**  
**CITY HALL CONFERENCE ROOM – 305 N. ARCH STREET – ROYSE CITY**

**CDC STAFF IN ATTENDANCE:**  
CDC DIRECTOR CHARLES HOUK  
CDC SECRETARY TONYA BROWN  
**OTHER:**

**BOARD IN ATTENDANCE:**  
PRESIDENT DENA ELDER  
VICE PRESIDENT BOBBY GLADU  
TREASURER RICHARD PENSE  
MEMBER, MAYOR CLAY ELLIS  
MEMBER BLAIR JOHNSON  
MEMBER, COUNCILMAN MICHAEL HOLDER  
MEMBER RUSSELL THOMAS

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. DISCUSS AND CONSIDER APPROVAL OF NOVEMBER 7, 2023 MEETING MINUTES AND CURRENT FINANCIAL STATUS
- C. CITIZENS PARTICIPATION:
  - i. 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.
- D. PRESENTATION FROM EDSuite REGARDING RCCDC MARKETING PLAN
- E. CONSIDER AND ACT ON EXPIRING CDC BOARD TERM OF DENA ELDER
- F. CONSIDER AND ACT ON EXPIRING CDC BOARD TERM OF ROBERT GLADU
- G. CONSIDER AND ACT ON EXPIRING CDC BOARD TERM OF RUSSELL THOMAS
- H. DIRECTORS REPORT: CHARLES HOUK
  - 1. ACTIVE INCENTIVE UPDATE
  - 2. BOND FOR ROAD PROJECTS
  - 3. PROPERTY IN FRONT OF MEDICAL LODGE
  - 4. PTAA PROJECT
  - 5. THE MEADOWS
  - 6. VERANDAH MULTI-FAMILY
  - 7. CAPSTONE COURT
- I. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
  - i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
    - 1. RETAIL RECRUITING UPDATE
    - 2. MERCANTILE BLVD
    - 3. MARKET PLACE WEST
    - 4. MEADOWS
    - 5. PROVIDENT I-30 ADDITION
- J. ADJOURN CLOSED EXECUTIVE SESSION
- K. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS
  - 1. RETAIL RECRUITING UPDATE
  - 2. MERCANTILE BLVD
  - 3. MARKET PLACE WEST
  - 4. MEADOWS
  - 5. PROVIDENT I-30 ADDITION
- L. 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, NOVEMBER 17, 2023. 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 \_\_\_\_\_ 2023.  
NAME \_\_\_\_\_ TITLE \_\_\_\_\_