



NOTICE OF AGENDA AND MEETING
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JUNE 27, 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 THE MAY 16, 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. DISCUSS ACTIVE INCENTIVES:
 - 1. DUST FREE
 - 2. NUTEX
 - 3. MARKET PLACE WEST
 - 4. NE DALLAS SURGERY CENTER
 - 5. LISCOTTI DEV. CORP
 - 6. NEXCORE GROUP
- E. TAKE ACTION REGARDING THE EXTENSION OF DUST FREE INCENTIVE DEADLINE
- F. DISCUSS FY 2023-24 BUDGET
- G. INCENTIVE REQUEST PRESENTATION BY LANDLORD AND TENANT FOR A PROPOSED RESTAURANT AT 103 E MAIN ST.
- H. DIRECTORS REPORT: CHARLES HOUK
 - 1. SMOOTHIE KING
 - 2. SHERWIN WILLIAMS
 - 3. CHILOSO
 - 4. FAMILY ENTERTAINMENT PROSPECT
 - 5. DISTRIBUTION/STOREFRONT BUILDING AND MULTI-TENANT CENTER PROSPECT
 - 6. MERCANTILE BLVD EXTENSION
 - 7. SE ERBY CAMPBELL & I-30
 - 8. TOUR FOR MULTI-TENANT CENTER PROSPECT
 - 9. ICSC RECON OVERALL RECAP
- I. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. INCENTIVE REQUEST FROM LANDLORD AND TENANT FOR RESTAURANT LOCATED AT 103 E MAIN ST.
 - 2. DOWNTOWN PATIO PROJECT
 - 3. RETAIL RECRUITING UPDATE
- J. ADJOURN CLOSED EXECUTIVE SESSION
- K. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS
 - 1. INCENTIVE REQUEST FOR RESTAURANT AT 103 E MAIN ST
 - 2. DOWNTOWN PATIO PROJECT
 - 3. RETAIL RECRUITING UPDATE
- 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 by 7 P.M. Friday, JUNE 23, 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 _____