



NOTICE OF MEETING AND AGENDA
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, SEPTEMBER 26, 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 AUGUST 22, 2023 MEETING MINUTES AND CURRENT FINANCIAL STATUS
- C. CITIZENS PARTICIPATION:
- D. 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.
- E. RECESS REGULAR MEETING TO OPEN PUBLIC HEARING
 - TAKE TESTIMONY CONCERNING AN INCENTIVE PACKAGE FOR THE FOLLOWING PROJECT AND A CORRESPONDING INCREASE IN THE RCCD'S ASSIGNED FUND
 - 1. PROVIDENT 30 ADDITION
- F. CLOSE PUBLIC HEARING TO RECONVENE REGULAR MEETING
- G. DISCUSS ESTABLISHING CDC COMMITTEES
- H. DISCUSS AND ACT ON ENGAGING PETTY & ASSOCIATES FOR THE RCCDC STRATEGIC PLAN
- I. DIRECTORS REPORT: CHARLES HOUK
 - 1. ACTIVE INCENTIVE UPDATE
 - 2. FY 2023-24 CDC BUDGET/INVESTMENT OF IDLE FUNDS
 - 3. NATIONAL CONVENIENCE STORE/GAS STATION
 - 4. BUC-EE'S ADDITIONAL LAND
 - 5. ANDERSON CROSSING
 - 6. THE MEADOWS
 - 7. CLOTHING MANUFACTURER RELOCATION
 - 8. INDOOR SPORTS TRAINING FACILITY
 - 9. DOWNTOWN BOUTIQUE SHOP
 - 10. INDUSTRIAL PARK MANUFACTURER
 - 11. RESTAURANT PROSPECT
 - 12. NATIONAL BUILDING SUPPLY DISTRIBUTOR
- J. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - a. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. FAMILY ENTERTAINMENT VENUE
 - 2. RETAIL RECRUITING UPDATE
- K. ADJOURN CLOSED EXECUTIVE SESSION
- L. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS
 - 1. FAMILY ENTERTAINMENT VENUE
 - 2. RETAIL RECRUITING UPDATE
- M. 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, SEPTEMBER 22, 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 _____