



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, AUGUST 27, 2024 – 7 A.M.
CONFERENCE ROOM – CITY HALL – 305 N. ARCH ST. – ROYSE CITY**

CDC STAFF IN ATTENDANCE:
CDC DIRECTOR LARRY LOTT - PRESENT
CDC SECRETARY TONYA BROWN - PRESENT
OTHER:

BOARD IN ATTENDANCE:
PRESIDENT, RICHARD PENSE – PRESENT
MEMBER, MAYOR CLAY ELLIS – PRESENT
TREASURER BLAIR JOHNSON – PRESENT
MEMBER, COUNCILMAN MICHAEL HOLDER – PRESENT
VICE PRESIDENT, RUSSELL THOMAS – PRESENT
MEMBER CRAIG LAWRENCE SR. – PRESENT
MEMBER DAN MCREYNOLDS – PRESENT

THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION (RCCDC) BOARD OF DIRECTORS RESERVES THE RIGHT TO REALIGN THE ORDER OF THE AGENDA OR 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
§ 551.074 PERSONNEL MATTERS

§ 551.072 DELIBERATIONS ABOUT REAL PROPERTY
§ 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

AGENDA TOPICS:

- A. CALL TO ORDER AND INVOCATION**
- B. DISCUSS AND CONSIDER APPROVAL OF THE JULY 23, 2024 REGULAR MEETING MINUTES AND THE AUGUST 21, 2024 SPECIAL 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. CONSIDER AND ACT ON MAKING TONYA BROWN’S SALARY AND BONUS EFFECTIVE AS OF OCTOBER 1, 2024.**
- E. CONSIDER AND ACT ON AMENDING THE RCCDC FY24 BUDGET**
- F. CONSIDER AND ACT ON APPROVING THE RCCDC FY25 BUDGET**
- G. CONSIDER AND ACT ON SPONSORING EDUCATION FOUNDATION’S “EVENING FOR EDUCATION”**
- H. CONSIDER AND ACT REGARDING SIGNERS FOR THE TWO NEW BANK ACCOUNTS REQUIRED FOR THE BOND**
- I. PRESENTATION BY RUSTIC ROYALTY SALON OWNER MICAH CUPP REGARDING AN INCENTIVE REQUEST FOR UPGRADES TO THE BUSINESS LOCATED AT 137 E. MAIN ST. ROYSE CITY.**
- J. PRESENTATION FROM FOUR BROTHERS OUTDOOR POWER OWNER CASEY KELLY FOR PARKING LOT IMPROVEMENTS AT THE BUSINESS LOCATED NEAR INDUSTRIAL DR. AT 2324 I-30 ROYSE CITY.**
- K. DIRECTOR’S REPORT: LARRY LOTT**
 - 1. DISCUSSION WITH ANDERSON CROSSING DEVELOPER, CARTER KENDALL**
 - 2. 415 HOWARD ST. – MEDICAL OFFICE**
 - 3. FORNEY DOCTOR GROUP INTERESTED IN MEDICAL SPACE IN ROYSE CITY**
 - 4. MEDICAL FACILITY NORTH OF MERCANTILE BLVD. EXTENSION**
 - 5. UPDATE ON HUNT MEMORIAL HOSPITAL DISTRICT PROJECT**
 - 6. UPDATE ON DARRELL LAKE PROJECTS**
 - 7. DISCUSSION WITH KARI HARGRAVE REGARDING THE CONSTRUCTION OF A NEW BUILDING DOWNTOWN**
 - 8. STATUS OF NEW CDC DIRECTOR HIRING**
- L. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:**
 - i. SECTION 551.087 – ECONOMIC DEVELOPMENT NEGOTIATION**
 - 1. DELIBERATE REGARDING AN INCENTIVE REQUEST BY MICAH CUPP, OWNER OF RUSTIC ROYALTY**
 - 2. DELIBERATE REGARDING AN INCENTIVE REQUEST BY CASEY KELLY, OWNER OF FOUR BROTHERS OUTDOOR POWER**
- M. ADJOURN CLOSED EXECUTIVE SESSION**
- N. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
 - 1. INCENTIVE REQUEST BY MICAH CUPP, OWNER OF RUSTIC ROYALTY**
 - 2. INCENTIVE REQUEST BY CASEY KELLY, OWNER OF FOUR BROTHERS OUTDOOR POWER**
- O. ADJOURN**

I certify that the above notice of this public hearing or open meeting of the Royse City Community Development Corporation (RCCDC), before the Board of Directors, posted in 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, AUGUST 23, 2024. If you plan to attend this meeting and have a disability that requires special arrangements at the meeting, please call the CDC Executive Director at 469-652-0723 at least 48 hours before 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 the front of City Hall on the _____ day of _____, 2024.
Name _____ Title _____