



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, JUNE 24, 2025 – 7:00 A.M.
ROYSE CITY TRI-COUNTY CHAMBER OF COMMERCE - MEETING ROOM
216 N. ARCH ST., SUITE D – ROYSE CITY, TX 75189**

<p align="center">CDC STAFF CDC SECRETARY/ASSISTANT TONYA BROWN CITY STAFF CITY ATTORNEY JASON DAY</p>	<p align="center"><u>BOARD MEMBERS</u> PRESIDENT, RICHARD PENSE MEMBER, MAYOR CLAY ELLIS TREASURER BLAIR JOHNSON MEMBER, COUNCILMAN MICHAEL HOLDER VICE PRESIDENT, RUSSELL THOMAS MEMBER CRAIG LAWRENCE SR. MEMBER DAN MCREYNOLDS</p>
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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 TO DISCUSS ANY OF THE MATTERS LISTED ON THE AGENDA, AT ANY TIME PRIOR TO ADJOURNMENT AS AUTHORIZED BY THE FOLLOWING 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:

B. INVOCATION:

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 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. CONSENT AGENDA:

1. APPROVE THE MAY 27, 2025, REGULAR MEETING MINUTES
2. RECEIVE FINANCIAL REPORTS AND SALES TAX DATA FOR JUNE 2025.

E. PUBLIC HEARING

TAKE PUBLIC COMMENT REGARDING AN ECONOMIC DEVELOPMENT INCENTIVE GRANT TO HXH STUDIOS FOR \$26,150.

- For the public purpose of promoting economic development and diversity, increasing employment, reducing unemployment, expanding commerce, and stimulating business and commerce activities in the State of Texas, Rockwall County, the City Council of the City of Royse City, and the RCCDC Board have approved an incentive grant, not to exceed \$16,500 to HXH STUDIOS to help offset the costs of EXTERIOR RENOVATIONS AND A PARKING LOT EXPANSION AT THEIR PLACE OF BUSINESS located at 413 I-30, Royse City, TX. HXH STUDIOS will make a capital investment of at least \$26,150 to pave the way for future expansion and create or retain up to 9 jobs. The approved grant is a reimbursement grant that will be paid upon completion of the renovation, contingent upon the execution of a Performance Agreement with the RCCDC.

F. NEW BUSINESS:

1. PRESENTATION BY DEVELOPER JAMES THOMPSON REGARDING A PROPOSED PROJECT LOCATED ON THE EAST SIDE OF DOWNTOWN ROYSE CITY AT OR NEAR 305 E. MAIN STREET.
2. DISCUSSION REGARDING MIDYEAR BUDGET REVIEW

G. STAFF REPORT:

1. OPEN EXECUTIVE DIRECTOR POSITION
2. ICSC FOLLOWS
3. RETAIL LIVE
4. INCENTIVE UPDATE:

- 50/50 RANCH, LLC – JAMES THOMPSON
- SMOKE SESSIONS LAND CONVEYANCE
- FOUR BROTHERS
- ANVIL

H. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:

§ 551.071 CONSULTATION WITH ATTORNEY, § 551.072 DELIBERATIONS ABOUT REAL PROPERTY,

§ 551.074 PERSONNEL MATTERS, § 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

1. DISCUSS AND DELIBERATE REGARDING RECENT DEVELOPMENTS ON THE LUKE KIEFFER (ROYSE CITY SF, LLC) PROJECT LOCATED AT 134 E. MAIN ST., AND ANY MATTERS RELATED THERETO.
2. DISCUSS AND DELIBERATE REGARDING THE PRESENTATION BY DEVELOPER JAMES THOMPSON FOR A PROPOSED PROJECT LOCATED ON THE EAST SIDE OF DOWNTOWN ROYSE CITY AT OR NEAR 305 E. MAIN STREET AND ANY MATTERS RELATED THERETO.
3. DISCUSS AND DELIBERATE REGARDING RECEIVING CITY PROPERTY AT 315 E. MAIN, LEGALLY DESCRIBED AS BUSINESS, BLOCK A, LOT 1 & E 18.20' OF LOT 2 TO BE USED AS AN INCENTIVE TO LOCAL DEVELOPER JAMES THOMPSON AND ANY MATTER RELATED THERETO.
4. DISCUSS AND DELIBERATE REGARDING POSSIBLE PARTICIPATION IN AN INCUBATOR PROJECT, AND ANY MATTERS RELATED THERETO.

I. ADJOURN EXECUTIVE SESSION

J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS ON THE FOLLOWING MATTERS:

1. DISCUSS AND ACT REGARDING RECENT DEVELOPMENTS WITH THE ROYSE CITY SF, LLC (LUKE KIEFFER) PROJECT LOCATED AT 134 E. MAIN ST. AND ANY MATTERS RELATED THERETO.
2. DISCUSS AND ACT REGARDING THE PRESENTATION BY DEVELOPER JAMES THOMPSON FOR A PROPOSED PROJECT LOCATED ON THE EAST SIDE OF DOWNTOWN ROYSE CITY AT OR NEAR 305 E. MAIN STREET AND ANY MATTER RELATED THERETO.
3. DISCUSS AND ACT REGARDING CITY PROPERTY LOCATED AT 315 E. MAIN AND LEGALLY DESCRIBED AS BUSINESS, BLOCK A, LOT 1 & E 18.20' OF LOT 2 AND ANY MATTER RELATED THERETO.
4. DISCUSS AND ACT REGARDING POSSIBLE PARTICIPATION IN AN INCUBATOR PROJECT, AND ANY MATTERS RELATED THERETO.

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 its Board of Directors, was posted in the enclosed bulletin board located outside the main entrances of Royse City City Hall, the RCCDC office, and online at www.roysecitycdc.org 72 hours prior to this meeting. If you plan to attend this meeting and you have a disability that requires special arrangements at the meeting, please call the RCCDC Assistant at 972-636-2184 at least 48 hours prior to the 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 Board of Directors was removed from the outside bulletin board in the front of City Hall by _____.

(Sign) _____ (Title) _____ on _____, 2025.