



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING – TUESDAY, JULY 22, 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"><u>CDC STAFF</u> ASSISTANT TONYA BROWN <u>CITY STAFF</u> CITY ATTORNEY JASON DAY MAYOR JANET NICHOL</p>	<p align="center"><u>BOARD MEMBERS</u> PRESIDENT, RICHARD PENSE MEMBER, CLAY ELLIS SECRETARY/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 MINUTES OF THE JUNE 24, 2025, REGULAR MEETING AND JULY 8, 2025, SPECIAL CALLED MEETING.
2. RECEIVE FINANCIAL REPORTS AND SALES TAX DATA FOR JULY 2025.

E. NEW BUSINESS:

1. DISCUSSION REGARDING FY26 BUDGET

F. STAFF REPORT:

1. EXECUTIVE DIRECTOR SEARCH UPDATE
2. INCENTIVE UPDATE:
 - 134 EAST MAIN ST. REMODEL
 - HXH STUDIOS
 - SMOKE SESSIONS LAND CONVEYANCE
 - FOUR BROTHERS
 - ANVIL
 - IRON PLOW

G. 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. DELIBERATE REGARDING PAYMENT TO PERSONNEL FOR SERVICES AS INTERIM EXECUTIVE DIRECTOR.
2. DELIBERATE REGARDING APPROVING THE SWEET FROG PERFORMANCE AGREEMENT.
3. DELIBERATE REGARDING SECURITY INTERESTS FOR PERFORMANCE RELATED TO THE ROANOKE SUMMIT PERFORMANCE AGREEMENT.

H. ADJOURN EXECUTIVE SESSION

NOTICE OF MEETING AND AGENDA

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

- 1. DISCUSS AND ACT REGARDING PAYMENT TO PERSONNEL FOR SERVICES AS INTERIM EXECUTIVE DIRECTOR.**
- 2. DISCUSS AND ACT REGARDING APPROVAL OF THE SWEET FROG PERFORMANCE AGREEMENT.**
- 3. DISCUSS AND ACT REGARDING SECURITY INTERESTS FOR PERFORMANCE RELATED TO THE ROANOKE SUMMIT PERFORMANCE AGREEMENT.**

J. 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.