



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION  
 REGULAR MEETING – TUESDAY, FEBRUARY 25, 2025 – 7:00 A.M.  
 ROYSE CITY TRI-COUNTY CHAMBER OF COMMERCE - MEETING ROOM  
 216 N. ARCH ST., SUITE D – ROYSE CITY, TX 75189

**CDC STAFF PRESENT**  
 CDC SECRETARY/ASSISTANT TONYA BROWN  
**CITY STAFF PRESENT**  
 CITY ATTORNEY JASON DAY

**BOARD MEMBERS PRESENT**  
 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

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: AT 7:00 A.M., MR. PENSE CALLED THE MEETING TO ORDER.
- B. INVOCATION: MAYOR ELLIS GAVE THE 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.
  - BYRON ALDREDGE, CO-OWNER OF ANVIL BREWING, BRIEFLY DISCUSSED THE DIRE NEEDS OF THE BUSINESS. MR. ALDREDGE MADE TWO PROPOSALS: A BUYOUT OF \$525,000 TO RELEASE THEM FROM ANY FURTHER OBLIGATIONS TO THE CDC. THE SECOND PROPOSAL INCLUDES A REDUCTION OF THE FULL-TIME EMPLOYEE REQUIREMENT PLUS AN ADDITIONAL SIXTY THOUSAND DOLLAR LOAN OR GRANT TO ASSIST WITH THE PURCHASE OF AN A/C AND ADVERTISING. THE BOARD ASKED A SERIES OF QUESTIONS.
- D. CONSENT AGENDA:
  1. APPROVE THE FEBRUARY 14, 2025, REGULAR MEETING MINUTES
  2. RECEIVE FINANCIAL REPORTS AND SALES TAX DATA FOR FEBRUARY 2025.
  - THERE WERE NO COMMENTS ON THE MINUTES. MRS. BROWN REPORTED THE CDC'S PORTION OF SALES TAX REVENUE FOR FEBRUARY 2025 (DECEMBER 2024 SALES) INCREASED BY 33.2%, BRINGING THE ROLLING 12-MONTH PERIOD TO A 9.8% INCREASE.
  - MAYOR ELLIS MADE A MOTION TO APPROVE THE CONSENT AGENT.
  - MR. LAWRENCE SECONDED THE MOTION.
  - THE MOTION CARRIED 7-0.
- E. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: MR. PENSE RECESSED THE MEETING TO ENTER INTO CLOSED EXECUTIVE SESSION AT 7:15 A.M.
  - i. 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS
    1. DELIBERATE REGARDING ANVIL BREWING'S REQUEST FOR AN INCENTIVE GRANT OR LOAN AND ANY MATTERS RELATED THERETO.
  - ii. 551.074 – PERSONNEL MATTERS
    2. DELIBERATE REGARDING THE EMPLOYMENT STATUS, UP TO AND INCLUDING TERMINATION, OF THE CDC DIRECTOR.
- F. ADJOURN EXECUTIVE SESSION AT 8:05 A.M., MR. PENSE RECESSED FROM EXECUTIVE SESSION TO RECONVENE REGULAR SESSION.
- G. RECONVENE REGULAR SESSION (AT 8:06 A.M.) AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS. THIS ITEM WAS MOVED TO THE BOTTOM OF THE AGENDA TO DELIBERATE THE ITEMS FURTHER.

- 1) ANVIL BREWING NO 2.
- 2) EMPLOYMENT STATUS, UP TO AND INCLUDING TERMINATION, OF THE CDC DIRECTOR

H. NEW BUSINESS:

- 1. DISCUSS AND ACT REGARDING THE PURCHASE OF UPDATED MAPS AND ANY MATTERS RELATED THERETO.
  - MRS. BROWN PRESENTED TWO QUOTES FOR THE PURCHASE OF NEW MAPS. THE FIRST QUOTE OF \$3,240.00 WAS FOR 2 LARGE AND 2 SMALL WALL MAPS, THE SECOND QUOTE OF \$5,535.00 ALSO INCLUDED 100 PRINTED & FOLDED MAPS.
  - AT 8:12 A.M. MAYOR ELLIS MADE A MOTION TO PURCHASE THE WALL MAPS AND PRINTED MAPS AT THE PRICE OF \$5,535.00.
  - MR. THOMAS SECONDED THE MOTION.
  - THE MOTION PASSED 7:0.
- 2. DISCUSS AND ACT REGARDING THE PURCHASE OF INSURANCE FOR THE RCCDC AND ANY MATTERS RELATED THERETO.
  - DISCUSSION TOOK PLACE REGARDING WHETHER OR NOT THE CDC PROPERTIES AND BOARD MEMBERS ARE COVERED UNDER THE CITY'S INSURANCE POLICY WITH TML. MR. PENSE ASKED CITY ATTORNEY JASON DAY WHETHER OR NOT HE WAS OUR ATTORNEY. MR. DAY STATED YES, TECHNICALLY HE IS BUT INDICATED A SERVICE AGREEMENT NEEDS TO BE PUT IN PLACE. MAYOR ELLIS VOLUNTEERED TO SPEAK TO TIM CYPERT ABOUT A QUOTE FOR COVERAGE.
  - AT 8:18 A.M., MAYOR ELLIS MADE A MOTION TO TABLE THE ITEM UNTIL WE HAVE MORE INFORMATION.
  - MR. THOMAS SECONDED THE MOTION.
  - THE MOTION CARRIED 7:0
- 3. DISCUSS AND ACT REGARDING THE APPOINTMENT OF AN INTERIM DIRECTOR AND ANY MATTERS RELATED THERETO. THIS ITEM WAS MOVED TO THE END OF AGENDA
- 4. DISCUSS AND ACT REGARDING UPDATING THE SIGNATURE CARDS TO ALL CDC FINANCIAL ACCOUNTS AND ANY MATTERS RELATED THERETO.
  - AT 8:21 A.M., MAYOR ELLIS MADE A MOTION TO REMOVE CASEY FROM ALL SIGNATURE CARDS TO THE CDC ACCOUNTS.
  - MR. THOMAS SECONDED THE MOTION.
  - THE MOTION CARRIED 7:0

I. STAFF REPORT:

- 1. BYLAWS REVIEW UPDATE: MR. DAY REPORTED THAT THE REVIEW OF THE BYLAWS IS COMPLETE AND HE HAS A REDLINED VERSION WITH THE SUGGESTED CHANGES. HE PLANS TO SEND IT OUT BEFORE OUR MARCH MEETING IN HOPES THE BOARD WILL HAVE TIME TO REVIEW, DISCUSS AND FINALIZE CHANGES AT THAT MEETING. IF THE BOARD FINALIZES THE CHANGES IN MARCH, THE BYLAW CHANGES WILL GO TO CITY COUNCIL IN APRIL FOR APPROVAL.
- 2. ICSC LAS VEGAS: ICSC LAS VEGAS TAKES PLACE ON MAY 19-20. CDC STAFF AND TWO BOARD MEMBERS WILL ATTEND THE EVENT ALONG WITH CITY STAFF. BOARD MEMBERS SHARED THEIR THOUGHTS ON WHAT TYPES OF BUSINESSES WE SHOULD BE TALKING WITH AT THE EVENT. THEY ALSO EXPRESSED CONCERN OVER DEALS HAPPENING IN NEIGHBORING COMMUNITIES. MR. PENSE AND MAYOR ELLIS ASSURED THE BOARD THAT WE ARE MOVING FORWARD WITH PROJECTS. AT SOME TIME, IT WILL BE IMPORTANT TO HAVE A JOINT MEETING WITH THE CITY COUNCIL TO ENSURE OUR VISION FOR THE CITY IS ALIGNED WITH THEIRS.
- 3. INCENTIVE UPDATE REPORT
  - a) MERCANTILE BLVD EXTENSION: THEY HAVE COMPLETED THEIR PUNCHLIST ITEMS. LIGHTING IS STILL NEEDED FOR THIS PROJECT. THEY ARE COMMUNICATING WITH THE CITY AND WILL SOON BE ASKING FOR A FINAL PAYMENT. THE DEVELOPER IS WAITING ON ONE USER TO SIGN AN EASEMENTS, COVENANTS, AND RESTRICTIONS DOCUMENT (ECR). GREGF LISCIOTTI HAS ASKED FOR AN EXTENSION ON HIS



AGREEMENT FROM JULY 1, 2025 TO JUNE 1, 2026 AND TO REMOVE CHARLES HOUK FROM THE AGREEMENT. WE WILL BRING THE CHANGES TO THE BOARD FOR APPROVAL AT THE NEXT MEETING BEFORE PRESENTING TO COUNCIL.

- b) **SMOKE SESSIONS:** ENGINEERS HAVE BEGUN WORKING ON THE EASEMENTS. IT SHOULD TAKE 3-4 WEEKS TO RECEIVE THE DOCUMENTS.
- c) **DUST FREE:** WE HAVE RECEIVED A COPY OF THE ASSIGNMENT. MRS. BROWN SENT A REQUEST TO GREGG BURNETT TO PROVIDE ALL REQUIRED DOCUMENTATION TO RECEIVE THE GRANT. MR. DAY RECOMMENDED SENDING THE REQUEST TO THE NEW OWNERS.

J. **RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT: MR. PENSE RECESSED THE MEETING TO RECONVENE CLOSED EXECUTIVE SESSION AT 8:31 A.M.**

iii. **551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS**

- 1. **DELIBERATE REGARDING ANVIL BREWING'S REQUEST FOR AN INCENTIVE GRANT OR LOAN AND ANY MATTERS RELATED THERETO.**

iv. **551.074 – PERSONNEL MATTERS**

- 2. **DELIBERATE REGARDING THE EMPLOYMENT STATUS, UP TO AND INCLUDING TERMINATION, OF THE CDC DIRECTOR.**

K. **ADJOURN EXECUTIVE SESSION MR. PENSE ADJOURNED THE EXECUTIVE SESSION AT 8:35 A.M.**

L. **RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS. AT 8:36 A.M.**

1. **ANVIL BREWING NO 2.**

- **THIS ITEM IS CORRELATES WITH G.3. IN BUSINESS.**
- **MR. JOHNSON MADE A MOTION TO APPOINT MR. PENSE, BOARD PRESIDENT AND MR. THOMAS, BOARD VP, AS ACTING DIRECTORS AND ANY MATTERS RELATED THERETO.**
- **MR. MCREYNOLDS SECONDED THE MOTION.**
- **THE MOTION CARRIED 7:0**
- **MR. DAY ANNOUNCED NO ACTION WAS NEEDED TO ALLOW THE CO-DIRECTORS TO HANDLE NEGOTIATIONS WITH ANVIL BREWING NO. 2 AS DISCUSSED IN THE EXECUTIVE SESSION.**


2. **EMPLOYMENT STATUS, UP TO AND INCLUDING TERMINATION, OF THE CDC DIRECTOR**

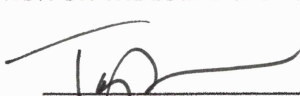
- **MAYOR ELLIS MADE A MOTION TO ALLOW MR. PENSE TO ACCEPT CDC DIRECTOR CASEY BINGHAM'S RESIGNATION AND TO SIGN ANY DOCUMENTS REGARDING MR. BINGHAM'S RESIGNATION. HE ALSO THANKED MR. BINGHAM FOR HIS SERVICE TO THE CITY THE PAST FEW MONTHS. THE CDC AND CITY TRULY APPRECIATE HIS ASSISTANCE IN HELPING THEM WORK THROUGH SOME TOUGH CIRCUMSTANCES AND KNOW HE WILL BE A VALUABLE ASSET WHEREVER HE CHOOSES TO GO NEXT.**
- **MR. LAWRENCE SECONDED THE MOTION.**
- **THE MOTION CARRIED 7:0**

M. **ADJOURN:**

- **AT 8:39 A.M. MR. LAWRENCE MADE A MOTION TO ADJOURN THE MEETING.**
- **MAYOR ELLIS SECONDED THE MOTION.**
- **THE MOTION CARRIED 7:0.**
- **THE MEETING ADJOURNED AT 8:39 A.M.**

PASSED AND APPROVED BY THE ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION ON THE 25th DAY OF MARCH, 2025, 7:0.

  
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RICHARD PENSE – PRESIDENT

  
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ATTEST: TONYA BROWN SECRETARY