



NOTICE OF MEETING AND AGENDA
ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
TUESDAY, JANUARY 23, 2024- 7:00 A.M.
CONFERENCE ROOM – CITY HALL - 305 N ARCH ST – ROYSE CITY

CDC STAFF IN ATTENDANCE:
 CDC DIRECTOR CHARLES HOUK
 CDC SECRETARY TONYA BROWN
OTHER:

BOARD IN ATTENDANCE:
 TREASURER RICHARD PENSE –
 MEMBER, MAYOR CLAY ELLIS –
 MEMBER BLAIR JOHNSON –
 MEMBER, COUNCILMAN MICHAEL HOLDER –
 MEMBER 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 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 DECEMBER 19, 2023 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 ELECTING CDC BOARD PRESIDENT**
- E. CONSIDER AND ACT ON ELECTING CDC BOARD VICE PRESIDENT**
- F. CONSIDER AND ACT ON ELECTING CDC BOARD TREASURER**
- G. CONSIDER AND ACT ON ENGAGING ED SUITE TO CREATE A STRATEGIC MARKETING PLAN FOR ROYSE CITY CDC**
- H. PRESENTATION FROM RENEW COFFEE COMPANY REQUESTING INCENTIVE FOR 211 E MAIN ST**
- I. CONSIDER AND ACT ON AMENDING THE DUST FREE PERFORMANCE AGREEMENT DATED MAY 13, 2022.**
- J. DIRECTORS REPORT: CHARLES HOUK**
 - 1. ACTIVE INCENTIVE UPDATE
 - 2. BOND FOR ROAD PROJECTS
 - 3. NEW HEIGHTS CLINIC
 - 4. MULTI-TENANT CENTER ON FM 35
 - 5. TEXACO ROYSE CITY
 - 6. VERANDAH MULTI-FAMILY
 - 7. ROCKWALL COUNTY DAYS
 - 8. TEDC WINTER CONFERENCE
 - 9. ICSC RED RIVER CONFERENCE
 - 10. RETAIL RECRUITING UPDATE
- K. RECESS INTO CLOSED SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:**
 - i. SECTION 551.087 – DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. RENEW COFFEE
 - 2. MERCANTILE BLVD
 - 3. MARKET PLACE WEST
 - 4. FM 35 MULTI TENANT CENTER
 - 5. NE CORNER OF I-30/FM 2642
 - 6. PROVIDENT I-30 ADDITION
- L. ADJOURN CLOSED EXECUTIVE SESSION**
- M. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS**
 - 1. RENEW COFFEE
 - 2. MERCANTILE BLVD
 - 3. MARKET PLACE WEST
 - 4. FM 35 MULTI TENANT CENTER
 - 5. NE CORNER OF I-30/FM 2642
 - 6. PROVIDENT I-30 ADDITION
- N. 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, JANUARY 19, 2024. 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 _____ 2024.

NAME _____ TITLE _____