



ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
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 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
§ 551.074 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 CURRENT FINANCIAL STATUS
- C. DISCUSS AND CONSIDER APPROVAL OF THE APRIL 23, 2024 AS AMENDED REGULAR MEETING MINUTES AND THE MAY 7, 2024 SPECIAL MEETING MINUTES.
- D. 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.
- E. DISCUSS AND ACT REGARDING AN OPEN INVOICE FROM PYE BARKER FOR FIRE SPRINKLERS AT 232 E. MAIN ST.
- F. DISCUSS AND ACT REGARDING REMOVING CHECK SIGNERS FROM OR ADDING CHECK SIGNERS TO THE CDC OPERATING ACCOUNT.
- G. DISCUSS AND ACT REGARDING THE JOB DESCRIPTION AND ADVERTISING FOR THE CDC EXECUTIVE DIRECTOR POSITION.
- H. DIRECTOR'S REPORT: LARRY LOTT
 - 1. RESULTS FROM ICSC
 - 2. FY24 BUDGET AMENDMENT AND FY25 BUDGET
 - 3. ROAD BOND UPDATE: BOND SCHEDULE
 - 4. CRICKET/SOCCER FIELDS
 - 5. CURRENT INCENTIVE UPDATES
 - 1. PERFORMANCE AGREEMENTS STILL IN REVIEW WITH ATTORNEY: NE DALLAS SURGERY CENTER, NEXCORE GROUP, PROVIDENT I-30 ADDITION, & DUST FREE AMENDMENT
 - 2. LISCOTTI & MERCANTILE BLVD EXTENSION (SUMMIT): DARRELL LAKE UPDATE
- I. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
 - i. SECTION 551.087 – ECONOMIC DEVELOPMENT NEGOTIATION
 - 1. DELIBERATE REGARDING THE ANVIL BREWING PERFORMANCE AGREEMENT: REQUEST FOR ADDITIONAL LOAN PAYMENT
 - 2. DELIBERATE REGARDING THE SMOKE SESSIONS PERFORMANCE AGREEMENT: LAND CONVEYANCE
 - 3. DELIBERATE REGARDING NATIVE STATION PERFORMANCE AGREEMENT
 - 4. DELIBERATE REGARDING THE PATIO PROJECT
- J. ADJOURN CLOSED EXECUTIVE SESSION
- K. RECONVENE THE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS
 - 1. ANVIL BREWING PERFORMANCE AGREEMENT: REQUEST FOR ADDITIONAL LOAN PAYMENT
 - 2. SMOKE SESSIONS PERFORMANCE AGREEMENT: LAND CONVEYANCE
 - 3. NATIVE STATION PERFORMANCE AGREEMENT
 - 4. PATIO PROJECT

NOTICE OF MEETING AND AGENDA – THURSDAY MAY 23, 2024 – 7 A.M.

L. 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 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, MAY 17, 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 the front of City Hall on the _____ day of _____ 2024.
Name _____ Title _____.