



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING – TUESDAY, JUNE 25, 2024 – 7 A.M.  
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 AND CONSIDER APPROVAL OF THE MAY 23, 2024 REGULAR 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. PRESENTATION BY BYRON ALDREDGE TO DISCUSS INSURANCE REQUIREMENTS AND LOAN REPAYMENT FOR ANVIL BREWING.
- E. DISCUSS AND ACT ON RESCINDING THE INCENTIVE GRANT AND ANY RELATED AGREEMENTS FOR N.E. DALLAS SURGERY CENTER.
- F. DISCUSS AND ACT ON SELECTING A SUB-COMMITTEE TO REVIEW AND REVISE EXISTING BYLAWS.
- G. DISCUSS AND ACT ON UPDATING THE SIGNATURE CARD TO REMOVE A CHECK SIGNER.
- H. DIRECTOR’S REPORT: LARRY LOTT
  - 1. SMOKE SESSIONS AND ANVIL FOLLOW-UP
  - 2. BUDGET TIMING
  - 3. LAND SALE – ANDERSON CROSSING
  - 4. PRE-CON MEETING FOR MERCANTILE ROAD
  - 5. SUMMIT DEVELOPMENT UPDATE
  - 6. ICSC FOLLOW-UPS
  - 7. RETAIL UPDATE – RETAIL COACH
  - 8. CDC DIRECTOR SELECTION PROCESS
  - 9. INCENTIVE PROJECT UPDATES
    - LISCOTTI
    - MARKET PLACE WEST
    - NUTEX
    - PROVIDENT I-30
    - NEXCORE (HUNT REGIONAL)
  - 10. DOCUMENTS IN REVIEW
    - NEXCORE (HUNT REGIONAL HOSPITAL) PERFORMANCE AGREEMENT
    - DUST FREE PERFORMANCE AGREEMENT AMENDMENT
    - PROVIDENT 30 ADDITION
      - DEVELOPMENT AGREEMENT
      - IMPACT FEE REIMBURSEMENT AGREEMENT
    - SMOKE SESSIONS PARKING LOT AGREEMENT
    - MERCANTILE ROAD IMPACT FEE REIMBURSEMENT AGREEMENT

**NOTICE OF MEETING AND AGENDA**

- I. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:
  - i. SECTION 551.087 – ECONOMIC DEVELOPMENT NEGOTIATION
    - 1. DELIBERATE REGARDING ANVIL BREWING’S REQUEST
- J. ADJOURN CLOSED EXECUTIVE SESSION
- K. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS
  - 1. ANVIL BREWING
- 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](http://www.roysecitycdc.org) by 7 p.m. Friday, JUNE 21, 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 \_\_\_\_\_.