



**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING – TUESDAY, MARCH 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**

<p align="center"><b>CDC STAFF</b> CDC SECRETARY/ASSISTANT TONYA BROWN <b>CITY STAFF</b> CITY ATTORNEY JASON DAY</p>	<p align="center"><b><u>BOARD MEMBERS</u></b> 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</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 FEBRUARY 25, 2025, REGULAR MEETING MINUTES
2. RECEIVE FINANCIAL REPORTS AND SALES TAX DATA FOR MARCH 2025.

**E. NEW BUSINESS:**

1. PRESENTATION FOR AN INCENTIVE TO LANDLORD AND TENANT BY LUKE KIEFFER AND JAMES THOMPSON FOR A CO-BRANDED CONCEPT AT 134 E. MAIN ST. AND ANY MATTERS RELATED THERETO.
2. PRESENTATION FOR AN INCENTIVE FOR A RESTAURANT CONCEPT BY RAM YENNAM AT 105 W. MAIN STREET, PRESENTED BY JAMES THOMPSON, AND ANY MATTERS RELATED THERETO.
3. PROPOSAL BY ANVIL BREWING AND ANY MATTERS RELATED THERETO.
4. DISCUSS AND ACT REGARDING AMENDING THE CDC BYLAWS AND ANY MATTERS RELATED THERETO.
5. DISCUSS AND ACT ON UPGRADING SERVICES WITH FLYER VIEW TO INCLUDE DIGITAL MAPPING SERVICES (STORY MAPS) AND ANY MATTERS RELATED THERETO.

**F. STAFF REPORT:**

1. CDC INSURANCE
2. INCENTIVE UPDATE REPORT
  - SMOKE SESSIONS
  - DUST FREE
  - FOUR BROTHERS

**G. RECESS INTO CLOSED EXECUTIVE SESSION IN COMPLIANCE WITH TEXAS GOVERNMENT CODE TO WIT:**

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

1. DELIBERATE REGARDING AN INCENTIVE TO LANDLORD AND TENANT, BY LUKE KIEFFER, FOR A CO-BRANDED CONCEPT AT 134 E. MAIN ST. AND ANY MATTERS RELATED THERETO.
2. DELIBERATE REGARDING AN INCENTIVE BY JAMES THOMPSON FOR A RESTAURANT CONCEPT AT 105 W. MAIN STREET AND ANY MATTERS RELATED THERETO.

## NOTICE OF MEETING AND AGENDA

3. DELIBERATE REGARDING THE PROPOSAL BY ANVIL BREWING AND ANY MATTERS RELATED THERETO.
  4. DELIBERATE REGARDING EXTENDING THE DEADLINE OF THE GREGG LISCIOTTI PERFORMANCE AGREEMENT AND ANY MATTERS RELATED THERETO.
  5. DELIBERATE REGARDING DIRECTING AND AUTHORIZING CDC STAFF TO ISSUE LETTERS OF DEFAULT, IF AND WHEN A DEFAULT OCCURS, AND ANY MATTERS RELATED THERETO.
  6. DELIBERATE REGARDING RETAIL PROSPECT NEGOTIATIONS AND ANY MATTERS RELATED THERETO.
- I. ADJOURN EXECUTIVE SESSION
- J. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS.
1. INCENTIVE TO LANDLORD AND TENANT, BY LUKE KEIFFER, FOR A CO-BRANDED CONCEPT AT 134 E. MAIN ST. AND ANY MATTERS RELATED THERETO.
  2. INCENTIVE BY JAMES THOMPSON FOR A RESTAURANT CONCEPT AT 105 W. MAIN STREET AND ANY MATTERS RELATED THERETO.
  3. PROPOSAL BY ANVIL BREWING AND ANY MATTERS RELATED THERETO.
  4. EXTENDING THE DEADLINE OF THE GREGG LISCIOTTI PERFORMANCE AGREEMENT AND ANY MATTERS RELATED THERETO.
  5. DIRECTING AND AUTHORIZING CDC STAFF TO ISSUE LETTERS OF DEFAULT, IF AND WHEN A DEFAULT OCCURS, AND ALL MATTERS RELATED THERETO.
  6. RETAIL PROSPECT NEGOTIATIONS AND ANY MATTERS RELATED THERETO.
- K. ADJOURN

*Richard H Pense*

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**RICHARD PENSE – BOARD PRESIDENT/ACTING DIRECTOR**

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](http://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 Executive Director at 469-652-0723 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.