



Community Development Corporation  
Board of Directors  
**MINUTES - REGULAR**

**Tuesday, December 16, 2025 - 7:00 AM**

City Hall and Courts Building, 100 W. Main Street  
Royse City Texas

**Board of Directors Present:**

President Craig Lawrence  
Vice President Russell Thomas  
Secretary/Treasurer Blair Johnson  
Board Member Clay Ellis  
Board Member Dan McReynolds  
Board Member Kari Hollifield

**Staff Present:**

Executive Director Tom Woody  
Director of Operations Richard Pense  
Assistant Tonya Brown  
Main Street Director Paula Morris

**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

On December 16, 2025 at 7:00 A.M., Board President Lawrence called the meeting to order. A quorum was present.

**B. INVOCATION**

Board Member Ellis gave the invocation.

**C. CITIZENS PARTICIPATION:**

*This period is reserved for citizens to discuss items not listed on the printed agenda, persons may have three (3) minutes to address the Board, however, by law, no action or discussion may be taken on these items. The Board may only respond with specific factual information, recite existing policy, direct citizen to city staff or have the item placed on a future agenda.*

No citizen participation

**D. PUBLIC HEARING**

1. Take public testimony regarding an economic development incentive grant, not to exceed \$299,000, to Prime Healthcare Properties to reimburse the cost for road improvements at Mercantile Blvd. The cost of the improvements is estimated at \$300,000. The approved grant is a reimbursement grant that will be paid after the city has approved the road improvements and is contingent on an executed Performance Agreement with the Royse City Community Development Corporation.

No public testimony was given. At 7:02 A.M., Mr. Lawrence closed the public hearing.

At 7:02 A.M., Board President Lawrence opened the public hearing to take public testimony.

**E. CONSENT AGENDA**

*All items under Consent Agenda are considered to be routine and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

1. November 18, 2025, Regular Meeting Minutes

At 7:02 A.M., upon a motion by Board Member Ellis and a second by Board Member McReynolds, the CDC Board voted seven (7) for and none (0) opposed to approve the consent agenda. The motion carried.

**F. BUSINESS**

1. Consider and act regarding sponsorship of the Royse City Chamber of Commerce State of the City Luncheon.

The Royse City Chamber President and CEO, Ashley Burke, notified the board of the sponsorship by Linebarger Goggan Blair & Sampson, LLP, which provides paid attendance for a specific number of attendees. No action was required.

**G. STAFF REPORT**

1. Latham's Bakery:  
Latham's Bakery is excited about the potential of opening a new location in Royse City. We hope to have Malinda Latham speak at our January meeting.
2. Meeting with Paris, TX, Staff and Chamber of Commerce:  
CDC Staff and Main Street Director Paula Morris visited Paris, Texas to gain a better understanding of the success they have had with their downtown revitalization program. We met with representatives from the city as well as the Chamber of Commerce. The Chamber utilized Placer.ai to help them quantify the success of events and gain an understanding of how many overnight stays were attributed to the events. The use of the tool allowed them to utilize H.O.T. (Hotel Occupancy Tax) Funds to help grow their events and bring more people to their city.
3. Sweet Frog Update:  
The franchisee is close to finalizing plans with Kahala (the Franchisor). The building owner is waiting for the franchisee to complete his steps before moving forward with construction. They believe they will complete the project by the deadline extension granted at the November meeting.
4. Receive financials and sales tax revenue data:  
Mr. Woody reviewed the financials with the board. We expect to pay several incentives in fiscal year 2026 and maintain a healthy unencumbered balance.

**H. EXECUTIVE SESSION:**

*Recess into Closed Session in compliance with Section §551.001 Texas Government Code:*

**§ 551.072 DELIBERATIONS ABOUT REAL PROPERTY**

Deliberate regarding the possible purchase of real property located at 114 E. Main St., Royse City, TX, Rockwall County.

Deliberate regarding the possible purchase of real property located at 129 E. Main St., Royse City, TX, Rockwall County.

Deliberate regarding the possible purchase of real property located at 201 W. Hwy 66, Royse City, TX, Rockwall County.

Board President Lawrence recessed the meeting at 7:17 A.M.

**I. RECONVENE REGULAR MEETING:**

*Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.*

**1. § 551.072 DELIBERATIONS ABOUT REAL PROPERTY**

Reconve

Consider and act regarding the purchase of real property located at 114 E. Main St. Royse City, TX, Rockwall County.

Upon a motion by Board Treasurer Johnson and a second by Board Member Ellis, the CDC Board voted seven (7) for and none (0) opposed to approving the purchase of 114 E. Main St. as presented and to increase the budget accordingly. The motion carried.

Consider and act regarding the purchase of real property located at 129 E. Main St. Royse City, TX, Rockwall County.

Upon a motion by Board Member McReynolds and a second by Board Member Ellis, the CDC Board voted seven (7) for and none (0) opposed to approving the purchase of 129 E. Main St. and to increase the budget accordingly. The motion carried.

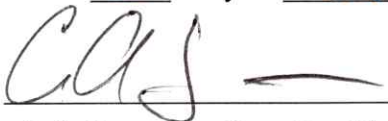
Consider and act regarding the purchase of real property located at 201 W. Hwy 66, Royse City, TX, Rockwall County.

Upon a motion by Board Treasurer Johnson and a second by Board Member Ellis, the CDC Board voted seven (7) for and none (0) opposed to approving the purchase of 201 W Hwy 66 and to increase the budget accordingly. The motion carried.

**J. ADJOURN**

Upon a motion by Board Member Ellis and a second by Board Member McReynolds, the meeting adjourned at 7:48 A.M. on December 16, 2025.

Approved and passed by the Royse City Community Development Corporation Board of Directors on the 20th day of January, 2026, 6 : 0.



Craig Lawrence Sr. – President



Attest: Blair Johnson, Secretary