



Community Development Corporation
Board of Directors
MINUTES– SPECIAL CALLED

Tuesday, December 9, 2025 - 6:30 PM

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

Attending:

Board:

Craig Lawrence	CDC Board President
Russell Thomas	CDC Board Vice President
Clay Ellis	CDC Board Member
Dan McReynolds	CDC Board Member
Kari Hollifield	CDC Board Member
Michael Holder	CDC Board Member

Staff:

Tom Woody	Executive Director
Richard Pense	Director of Operations
Tonya Brown	Administrative Assistant
Shannon Raymond	RC Assistant City Manager/CFO
Paula Morris	Main St. Director Acting City Attorney

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

At 6:30 P.M., Mr. Lawrence called the meeting to order. A quorum was present.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Lee Wells 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 council) however, by law, no action or discussion may be taken on these items. Council 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. BUSINESS

1. Consider and act concerning an Economic Development Performance Agreement for an approximately 35-acre major grocer-anchored retail/commercial development near FM 2642 and Interstate 30, and any matters related thereto.

Mrs. Raymond talked on both items. The first item is regarding a Chapter 380

Agreement for property located along FM2642 and I-30. The user is H.E.B. The agreement calls for sales tax reimbursement for 10 years to reimburse the user for the significant amount of infrastructure needed at the site. Once the infrastructure is complete, vertical construction will begin, if approved. Reimbursement will begin after the grocer opens for business. January 1, 2029 is the 10-year trigger. The agreement which is still in draft form, will receive final approval from the city attorney and Mrs. Raymond.

Upon a motion by Board Member Ellis and a second by Board Member Holder the CDC Board voted six (6) for and none (0) opposed to approving the Performance Agreement for the 92-acre major grocer anchor retail development located at FM 2642 and I-30. The motion carried.

2. Consider and act concerning an Economic Development Performance Agreement for an approximately 57-acre, retail/commercial development near FM 2642 and Interstate 30, and any matters related thereto.

The second item is concerning the remaining 57 acres of the development to the west of H.E.B. being developed by UCD. This agreement is similar to the first in that it will contain specific triggers for multiple users, an opening date of January 1, 2029 and is still in draft form to receive final approval from the city attorney and Mrs. Raymond.

Upon a motion by Board Member Hollifield and a second by Board Member Holder the CDC Board voted six (6) for and none (0) opposed to approving the Performance Agreement for the 57-acre tract retail/commercial development located at FM 2642 and I-30. The motion carried.

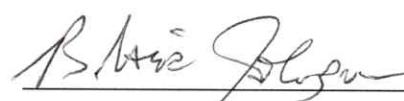
E. ADJOURN

Upon a motion by Board Member Holder, the meeting adjourned at 6:34 p.m. on December 9, 2025.

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



Craig Lawrence Sr. – President



Attest: Blair Johnson, Secretary