



## MINUTES

Community Development Corporation Board of Directors  
Regular Meeting  
Tuesday, April 21, 2026 - 7:00 AM  
City Hall and Courts Building, 100 W. Main Street  
Royse City, Texas

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

On April 21, 2026 at 7:00 A.M., Board President Lawrence called the meeting to order with a quorum present. IN ATTENDANCE:

**CDC DIRECTORS**

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

**CDC STAFF**

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

**CITY STAFF**

Jason Day, City Attorney

**ABSENT**

Board Member Tim Folden

**B. INVOCATION**

Board Member Ellis gave the invocation

**C. CITIZENS PARTICIPATION**

No Citizen Participation.

**D. 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. Approve Minutes of the March 24, 2026 - Regular Meeting

Upon a motion made by VP Johnson and a second by Member McReynolds, the Board voted six (6) for and none (0) opposed to approve the Consent Agenda. The motion carried.

**E. BUSINESS**

1. Consider and act regarding Corporate Rotary Membership for staff and board members and any matters related thereto.

Upon a motion made by Member Ellis and a second by Sec/Treas Hollifield,

the Board voted six (6) for and none (0) opposed to approve Rotary Corporate Membership as presented. The motion carried.

2. Consider and act regarding a joint project with RC Parks Board and RC Diamond Sports to upgrade the field lighting at Walker Hawk Sports Complex.

Upon a motion made by Member Ellis and a second by Sec/Treas Hollifield, the Board voted six (6) for and none (0) opposed to authorize CDC staff to enter into a partnership with Royse City Diamond Sports and the City of Royse to fund an upgrade for the field lighting at Walker Hawk Sports Complex not to exceed \$165,000 plus an additional 10% for contingency. RC Diamond Sports will have 5 years to repay their \$50,000 contribution to those funds, and the CDC will request \$50,000 contribution from the City of Royse City. The motion carried.

## **F. STAFF REPORT**

1. Monthly Financial Report

Sales tax collection was down \$713 compared to last year, but the 12-month rolling average growth rate is 3% year over year.

2. Sweet Frog Project Update

Project on track with new timeline, weekly updates are being submitted, FFE and materials continue to arrive, full plan set finalized.

3. Prime Healthcare Project Update

More budget may be required to address changes on site. A potential amendment to the existing agreement may be brought to the board after stakeholder negotiations.

4. Property update on 129 E. Main St.

Back driveway concrete work underway to replace gravel patching. New architect and commercial painter engaged; preliminary high-level plans provided pro bono. Will return back to the board with any budget changes and once scope is finalized.

5. Placer Ai

Demonstration of comparative data reports shown regarding Buc-ee's RC location, and where patrons go who leave RC Walmart.

6. Incentive agreement updates and tracking with Monday.com

Work continues on "pizza-tracker" dashboard for all incentive agreements and annual verifications in Monday.com. Capacity will improve once the administrative position is filled.

7. Executive Admin Position Search

We received 104 applications in 19 days; HR narrowed to ~70; directors shortlisted to 6. Interviews are scheduled for 4/21 through 4/27.

8. Main Street Update Famer's Market Car Show

First market held on 2026-04-11 with 11 vendors; strong attendance; vendors reported selling out; ADA-friendly paved parking area aided access at Pennington Parking Lot. Car show is three weeks out from 2026-04-21; currently 75 vendors; about 15 vehicles registered. More registrations anticipated closer to the event and the online registration/payment streamlines funds handling.

President Lawrence recessed the regular meeting at 7:44 a.m.

## **G. EXECUTIVE SESSION**

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

President Lawrence convened the executive session at 7:45am

Section §551.071 - Consultation with City Attorney

1. Discussion regarding Anvil delinquency and Performance Agreement enforcement, and any matters related thereto.

Section §551.087 - Deliberation regarding Economic Development negotiations

2. Discussion regarding a potential lease agreement with Latham Bakery and establishing an incubator program at 114 E Main.

Section §551.072 — Discussion regarding real property

3. Discussion regarding the purchase, lease, exchange, or value of real property located in the vicinity of S. Arch St. and W. Main St.

President Lawrence adjourned executive session at 8:21am.

**H. RECONVENE REGULAR MEETING**

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

President Lawrence reconvened the regular meeting 8:22 a.m. with a quorum of 6 members present.

1. Consider and act regarding Anvil delinquency and Performance Agreement enforcement, and any matters related thereto.

No action taken.

2. Consider and act authorizing CDC staff to enter into a lease agreement with Latham Bakery and establish an incubator program at 114 E Main.

Upon a motion made by Sec/Treas Hollifield and a second by Member Holder, the Board voted six (6) for and none (0) opposed to authorize CDC staff to enter into a lease agreement with Latham Bakery for 114 East Main St. At year six, the CDC will assess and retain the option to renegotiate a new lease agreement at market rate at that time. The motion carried.

3. Consider and act regarding the purchase, lease, exchange, or value of real property located in the vicinity of S. Arch St. and W. Main St.


No Action taken.

**I. ADJOURN**

Upon a motion to adjourn by Member Holder and with a second by Member Ellis, the meeting adjourned at 8:29 A.M. Tuesday, April 21, 2026. The Board was reminded of the Special Called meeting set for May 12, 2026 at 7:00 a.m.

Approved and passed by the Roysse City Community Development Board of Directors on:

12 day of May, 2026.

  
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Craig Lawrence Sr., President  
BLAIR Johnson

  
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Attest: Kari Hollifield, Secretary/Treasurer

