



## Minutes

Community Development Corporation Board of Directors

Regular Meeting

May 12, 2026 - 7:00 AM

City Hall and Courts Building, 100 W. Main Street

Royse City, Texas

### IN ATTENDENCE

#### **CDC DIRECTORS:**

Vice President, Blair Johnson  
Secretary/Treasurer, Kari Hollifield  
Board Member, Michael Holder  
Board Member, Dan McReynolds  
Board Member, Tim Folden

#### **CDC STAFF:**

Executive Director, Tom Woody  
Director of Operations, Richard Pense  
Main Street Director, Paula Morris  
Executive Assistant, Logan Pettey

#### **ABSENT:**

President, Craig Lawrence  
Board Member, Clay Ellis

#### **A. CALL TO ORDER**

Vice President Johnson called the meeting to order at 7:00 AM.

#### **B. INVOCATION**

Board Member McReynolds gave the invocation.

#### **C. CITIZENS PARTICIPATION**

No Citizen participation

#### **D. CONSENT AGENDA**

1. Approve Minutes of the April 21, 2026 - Regular Meeting

**MOTION:** APPROVE THE CONSENT AGENDA.

**MOTION BY:** FOLDEN

**SECONDED:** HOLDER

**APPROVED:** UNANOMOUSLY BY THOSE PRESENT

#### **E. BUSINESS**

1. Receive a presentation from Luke Keiffer regarding the performance agreement with Royse City SF, LLC the project status of his Sweet Frog franchise.

**F. STAFF REPORT**

1. Introduce New Executive Administrative Assistant
2. Monthly Financial Report
3. Placer AI Business Report
4. Incentive and Performance Agreement Updates
5. Property update on 129 E. Main St.
6. Property update on 114 E. Main St.
7. Main Street Update

**G. EXECUTIVE SESSION**

Vice President Johnson recessed into executive session at 7:36 AM.

*Section §551.071 - Consultation with City Attorney*

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

*Section §551.072 - Discussion regarding real property*

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

*Section §551.087 - Deliberation regarding Economic Development negotiations.*

3. Discussion regarding the performance agreement with Royse City SF, LLC.

**H. RECONVENE REGULAR MEETING**

Vice President Johnson reconvened into open session at 8:42 AM.

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

**NO ACTION TAKEN**

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

**MOTION: TO ALLOW THE CDC TO ENTER INTO AN AGREEMENT TO PURCHASE 103 N. HOUSTON ST. IN AN AMOUNT NOT TO EXCEED \$550,000 AND MATTERS THERETO.**

**MOTION BY: TIM FOLDEN**  
**SECONDED: DAN MCREYNOLDS**  
**RECUSED: KARI HOLLIFIELD**  
**APPROVED: PASSED**

3. Consider and act regarding the performance agreement with Royse City SF, LLC.  
**NO ACTION TAKEN.**

**I. ADJOURN**

Vice President Johnson adjourned the meeting at 8:52 AM.

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

23 day of June, 2026.



Craig Lawrence Sr., President



Attest: