



## MINUTES

Community Development Corporation Board of Directors

Regular Meeting

Tuesday, March 24, 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 March 24, 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 Tim Folden

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

**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 February 17, 2026 - Regular Meeting

Upon a motion made by Member McReynolds and a second by VP Johnson, the Board voted seven (7) for and none (0) opposed to approve the Consent Agenda. The motion carried.

**E. BUSINESS**

1. Receive a presentation from James Thompson and Luke Keiffer regarding the performance agreement with 50-50 Ranch Inc and Royse City SF, LLC. Mr. Thompson shared status of construction delays and the current progress regarding city permits. Mr. Keiffer shared how Kahala (the new owner of the Sweet Frog brand) created delays that differed from his past dealings when

he opened other Sweet Frog locations, subsequently lengthening the approval process and adding constraints on plans and materials. Both asked the board to consider a 90 day extension, amending the current agreement.

**F. STAFF REPORT**

1. CDC Monthly Financial Report
  - Prior ~\$15,000 year-over-year drop reversed; 12-month rolling average growth at 2.1%; approximately \$12,000 received as the organization's portion of taxes. Possible early impact from a new Lowe's opening.
2. Property Update on 114 E Main St.
  - Tom shared current plans to address items from inspection and confirmed the remaining budget for all repairs and prep for a new tenant.
3. Property update on 129 E. Main St.
  - Met with city approved architect, awaiting estimate. Flat work contractor secured to pave rear parking are pending city permitting. Permit was delayed due to engineered plan requirement and Heritage District approval. Target move-in would be late summer, contingent on remodel progress.
4. Property update on 201 W. Main St.
  - Seller rescinded after verbal agreement citing a change of heart. No further negotiations planned.
5. Site visit to Grand Prairie.
  - Staff collaborated with Grand Prairie officials to learn more about their current projects for main street revitalization and city events that spur tourism and commerce in their downtown area.
6. Main Street Report: Farmers Market
  - Launch set for 2026-04-11 (8:00 AM–12:00 PM), operating second and fourth Saturdays; 20 vendors already registered. Gratitude expressed for the repaving of Pennington Park to be completed before the Famer's Market opening day!
  - Main Street Accreditation
    - Texas Historical Commission -Main Street Program coordinators toured the city, met with the Main Street Board, and approved the accreditation certification. They urged departmental coordination to address the status of existing buildings and noted code enforcement gaps. They noted that several buildings required replacement of mortar in facades and walls, and some walls urgently needing repairs.

President Lawrence recessed the regular meeting at 8:01 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 8:05am

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. and W. Main St.

Section §551.087 - Deliberation regarding Economic Development negotiations

3. Discussion regarding the performance agreement with 50-50 Ranch Inc and Royse City SF, LLC.
4. Discussion regarding the Performance Agreement with HxH Studios LLC.

Member Holder left at 9:13 a.m.

Member Ellis left at 9:27 a.m.

**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 9:27 a.m. with a quorum of 5 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 regarding the purchase, lease, exchange, or value of real property located in the vicinity of S. Arch St. and W. Main St., and any matters related thereto.  
No action taken.
3. Consider and act regarding the performance agreement with 50-50 Ranch Inc and Royse City SF, LLC., and any matters related thereto.  
Upon a motion made by Member Folden and a second by Member McReynolds, the Board voted seven (5) for and none (0) opposed to approve the 90 day extension for both parties, amending the CO date to June 24, 2026, with an auto rescission for the same date, affirming the \$50,000 completion grant for 50-50 Ranch Inc, reducing the completion grant for Royse City SF, LLC by \$25,000 at CO, and requiring weekly updates. The motion carried.
4. Consider and act regarding the Performance Agreement with HxH Studios LLC., and any matters related thereto.  
Upon a motion made by Member McReynolds and a second by Sec/Treas Hollifield, the Board voted seven (5) for and none (0) opposed to approve the amended the performance agreement with Hairless by Hannah LLC, d/b/a HxH Studios, revising the renovation investment to \$21,000, requiring 4 FTE's, and requiring an increase in annual sales by 10% from 2024 baseline.

**I. ADJOURN**

Upon a motion to adjourn by Sec/Treas Hollifield and with a second by Member McReynolds, the meeting adjourned at 9:32 A.M. Tuesday, February 17, 2026.

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

21 day of APRIL, 2026.



Craig Lawrence Sr., President



Attest: Kari Hollifield, Secretary/Treasurer