Minutes

Community Development Corporation Board of Directors
Regular Meeting
August 18, 2026 - 7:00 AM
City Hall and Courts Building, 100 W. Main Street
Royse City, Texas

IN ATTENDENCE

CDC DIRECTORS:

President, Craig Lawrence
Secretary/Treasurer, Kari Hollifield
Board Member, Michael Holder Board
Member, Dan McReynolds Board
Member, Tim Folden
Board Member, Clay Ellis

CDC STAFF:

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

ABSENT:

Vice President, Blair Johnson
City Attorney, Jason Day

A. CALL TO ORDER

President Lawrence called the meeting to order at 7:03 AM.

B. INVOCATION

Board Member Clay Ellis gave the invocation.

C. CITIZENS PARTICIPATION

No Citizen participation

D. CONSENT AGENDA

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

MOTION:	**APPROVE THE CONSENT AGENDA**
MOTION BY:	**DAN MCREYNOLDS**
SECONDED:	**MIKE HOLDER**
APPROVED:	**UNANOMOUSLY BY THOSE PRESENT**

E. BUSINESS

1. Consider and act to approve the FY 2026 budget amendment.

MOTION:	**APPROVE THE BUDGET AMENDMENT**
MOTION BY:	**KARI HOLIFIELD**
SECONDED:	**DAN MCREYNOLDS**
APPROVED:	**UNANIMOUSLY BY THOSE PRESENT**

2. Consider and act to approve an amendment on the performance agreement with RC Land Development Partners, LP.

MOTION:	**APPROVE THE AMENDMENT AS WRITTEN BY CDC STAFF AND CITY ATTORNEY.**
MOTION BY:	**TIM FOLDEN**
SECONDED:	**KARI HOLIFELID**
APPROVED:	**UNANIMOUSLY BY THOSE PRESENT**

F. STAFF REPORT

1. FY 2027 draft budget update
2. 129 E. Main St. update
3. 114 E. Main St. update
4. 103 N. Houston update
5. 103 Collage St. update
6. Monthly Financials Report
7. Annual Verification update
8. Railroad Crossing and Lease update

G. EXECUTIVE SESSION

President Lawrence recessed into executive session at 8:12 AM.

Section §551.087 – Discussing economic development negotiations

1. Discussion regarding an incentive request from Soulman's BBQ for a parking lot project at the Royse City location and any matters related thereto.
2. Discussion regarding an incentive grant request for a retail furniture store.

Section §551.071 - Consultation with City Attorney

3. Discussion regarding Annual Verification Reviews.

Section 551.074 – Discussing personnel matters

4. Discussion regarding CDC staff evaluations.

H. RECONVENE REGULAR MEETING

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

President Lawrence reconvened into open session at 8:59 AM.

1. Consider and act on an incentive request from Soulman's BBQ for a parking lot project at the Royse City location and any matters related thereto.
NO ACTION
2. Consider and act on an incentive request from the retail furniture store discussed in executive session.
NO ACTION

I. ADJOURN

President Lawrence adjourned the meeting at 8:59 AM.

Approved and passed by the Royse City Community Development Board of Directors on:
15 day of September, 2026.

Craig Lawrence Sr., President

Attest: Kari Holifelid