Minutes

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

IN ATTENDENCE
CDC DIRECTORS:
President, Craig Lawrence
Vice President, Blair Johnson
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
ABSENT:
Main Street Manager, Paula Morris
City Attorney, Jason Day

A. CALL TO ORDER

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

B. INVOCATION

Board Member Dan McReynolds gave the invocation.

C. CITIZENS PARTICIPATION

No Citizen participation

D. CONSENT AGENDA

1. Approve Minutes of the June 16, 2026 - Regular Meeting

MOTION:	**APPROVE THE CONSENT AGENDA.**
MOTION BY:	**FOLDEN**
SECONDED:	**McREYNOLDS**
APPROVED:	**UNANOMOUSLY BY THOSE PRESENT**

E. BUSINESS

1. Discussion regarding the real property in the vicinity of N. Houston St.

F. STAFF REPORT

1. Monthly Financial Report
2. Budget Update
3. Placer AI- Feature Report
4. Incentive and Performance Agreement Updates
5. Annual Verification
6. 114 E. Main St. Update
7. 129 E. Main St. Update
8. Joint Council Meeting Update

G. EXECUTIVE SESSION

President Lawrence recessed into executive session at 8:02 AM.

Section §551.072 - Discussion regarding real property

Section §551.071 - Consultation with City Attorney

1. Discussion regarding the purchase, lease, exchange, or value or real property located in the vicinity of Josephine St.
2. Discussion regarding the purchase, lease, exchange, or value of real property located in the vicinity of N. Houston St.

H. RECONVENE REGULAR MEETING

Reconvene into open session to consider and take action, if any, on matters discussed during Executive Session.
BOARD MEMBER CLAY ELLIS LEFT THE MEETING FOLLOWING EXECUTIVE SESSION.

President Lawrence reconvened into open session at 8:48 AM.

1. Discussion regarding the purchase, lease, exchange, or value or real property located in the vicinity of Josephine St.

MOTION:	**TO ENTER INTO NEGOTIATION TO PURCHASE A LOT IN THE VICINITY OF JOSEPHINE ST. AT THE AMOUNT DISCUSSED IN EXECUTIVE SESSION.**
MOTION BY:	**TIM FOLDEN**
SECONDED:	**DAN MCREYNOLDS**
ABSENT:	**CLAY ELLIS**
APPROVED:	**PASSED UNANIMOUSLY BY THOSE PRESENT**

2. Discussion regarding the purchase, lease, exchange, or value of real property located in the vicinity of N. Houston St.
   NO DISCUSSION- CITY ATTORNEY ABSENT.

I. ADJOURN

President Lawrence adjourned the meeting at 8:49 AM.

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

[signature]
Craig Lawrence Sr., President

[signature]
Attest: