Minutes

Community Development Corporation Board of Directors
Regular Meeting
June 16, 2026 - 7:00 AM
City Hall and Courts Building, 100 W. Main Street
Royse City, Texas

IN ATTENDANCE
CDC DIRECTORS:
Vice President, Blair Johnson
Secretary/Treasurer, Kari Hollifield Board
Member, Dan McReynolds
Board Member, Tim Folden
CDC STAFF:
Executive Director, Tom Woody
Director of Operations, Richard Pense
Executive Assistant, Logan Pettey
City Attorney, Jason Day
ABSENT:
President, Craig Lawrence
Board Member, Michael Holder
Board Member, Clay Ellis

A. CALL TO ORDER
Vice President Johnson called the meeting to order at 7:00 AM.

B. INVOCATION
Board Member, Tim Folden gave the invocation.

C. CITIZENS PARTICIPATION
None

D. CONSENT AGENDA
Approve the Minutes of the May 12 and 28, 2026 Special Called Meetings.

MOTION:	**TO APPROVE THE CONSENT AGENDA**
MOTION BY:	**DAN MCREYNOLDS**
SECONDED:	**TIM FOLDEN**
APPROVED:	**UNANIMOUSLY BY THOSE PRESENT.**

E. BUSINESS
Discussion and action regarding amending the project budget at 103 N. Houston St. to include parking lot paving and other matters related thereto.

MOTION:	**TO AMEND THE BUDGET TO $600,000 FOR PARKING LOT PAVING.**
MOTION BY:	**DAN MCREYNOLDS**
SECONDED:	**TIM FOLDEN**
APPROVED:	**APPROVED UNANIMOUSLY BY THOSE PRESENT.**

F. STAFF REPORT

1. Monthly Financial Report
2. Budget Update
3. Placer AI- Featured Report
4. Incentive and Preference Agreement Updates
5. Annual Verification
6. Sweet Frog Update
7. 114 E. Main Update
8. 129 E. Main Update
9. Joint Council Meeting Info
10. TEDC Sales Tax Workshop Date & Participation
11. Main Street Update

G. EXECUTIVE SESSION

No Executive Session.

H. RECONVENE REGULAR MEETING

N/A.

I. ADJOURN

Vice President Johnson adjourned the meeting at 8:18 AM.

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

Craig Lawrence Sr., President

Attest: Kari Chiampinda