



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

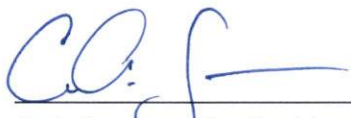
N/A.

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: