



Minutes

Community Development Corporation Board of Directors

Regular Meeting

September 15, 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

Main Street Manager, Paula Morris

City Attorney, Jason Day

ABSENT:

A. CALL TO ORDER

President Lawrence called the meeting to order at 7:06 AM.

B. INVOCATION

Board Member Clay Ellis gave the invocation.

C. CITIZENS PARTICIPATION

No Citizen participation

D. CONSENT AGENDA

1. Approve Minutes of the August 18, 2026 - Regular Meeting

MOTION:

APPROVE THE CONSENT AGENDA.

MOTION BY:

CLAY ELLIS

SECONDED:

TIM FOLDEN

APPROVED:

UNANIMOUSLY BY THOSE PRESENT

E. BUSINESS

1. Consider and act to approve FY 2027 budget and any matters related thereto.

MOTION: APPROVE THE BUDGET AS PRESENTED

MOTION BY: BLAIR JOHNSON

SECONDED: CLAY ELLIS

APPROVED: UNANIMOUSLY BY THOSE PRESENT

2. Consider and act to approve owner reassignment for the performance agreement with Texas Café & Diner.

**MOTION: APPROVE OWNER REASSIGNMENT FOR THE
PERFORMANCE AGREEMENT WITH TEXAS CAFÉ**

MOTION BY: DAN MCREYNOLDS

SECONDED: CLAY ELLIS

APPROVED: UNANIMOUSLY BY THOSE PRESENT

F. STAFF REPORT

1. Monthly Financial Report
2. TDEC Sales Tax Workshop- For Logan and any board member.
3. 129 E Main Project
4. 114 E Main project status
5. 103 N Houston project status
6. 103 College St project status
7. Main Street update- Farmers market review

G. EXECUTIVE SESSION

President Lawrence recessed into executive session at 7:57 AM.

Section §551.071 - Consultation with City Attorney

1. Review annual compliance documentation for performance agreement and take any necessary action related thereto.

Section §551.072 – Deliberation regarding Economic Development negotiations

1. Update regarding a retail furniture store.

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 8:50 AM.

**MOTION: AUTHORIZE CITY ATTORNEY AND LEGAL TEAM;
SCOTT RAY LAW, TO TAKE ACTION AS DISCUSSED IN
EXECUTIVE SESSION.**

MOTION BY: TIM FOLDEN

SECONDED: MIKE HOLDER

APPROVED: APPROVED

I. **ADJOURN**

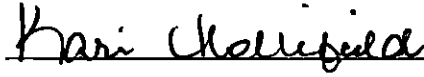
President Lawrence adjourned the meeting at 8:51 AM.

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

20th day of 10 2026.



Craig Lawrence Sr., President



Attest:

NOTED
10/20/26