



Life Connected.

**NOTICE OF  
CELINA ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING  
302 W. WALNUT STREET  
Tuesday, May 3, 2022 at 12:00 PM**

**AGENDA**

**I. Roll Call and Call to Order and identify a quorum present**

**II. Citizens Forum**

**III. Discussion and Action to approve Minutes**

A. Celina Economic Development Corporation - Regular Meeting - Apr 5, 2022 12:00 PM

**IV. Discussion and Action**

A. Project Burger

**V. Executive Closed Session of the Board of Directors** The Celina EDC will now hold a Closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Local Government Code in accordance with the authority contained in the Chapter.

A. Section 551.072 of Texas Government Code to discuss or deliberate the purchase, exchange, lease or value of real property.

B. Section 551.074 of Texas Government Code to discuss or deliberate personal matters to evaluate performance and duties, of a public officer or employee.

C. Section 551.087 of the Texas Government Code to discuss or deliberate regarding commercial or financial information that the CEDC has received from a business prospect, and or to deliberate the offer of a financial or other incentive with a business prospect.

1. Project Granny Sweeties
2. Project Burger

D. **Reconvene into Open Session** The Celina EDC will now reconvene into Regular Session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any action necessary regarding the items discussed in executive session.

**VI. Discussion and Review of monthly Activities**

- A. Executive Director Update - Jackson
- B. Business Retention Update - Howard and Alvarez
- C. Marketing Update - Thomas

**VII. Discussion of future EDC agenda items and meetings**

**VIII. Adjournment**

Posted in accordance with the Texas Government Code, Chapter 551, on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_  
at \_\_\_\_\_ p.m.

\_\_\_\_\_  
Staff  
CEDC

\_\_\_\_\_  
Date Notice Removed

Pursuant to the Texas Open Meeting Act (Chapter 551, Texas Government Code), one or more of the above items may be considered in executive closed session, closed to the public. Any decision on any item will be taken or conducted in an open session following the conclusion of the executive closed session.

302 W. Walnut St. is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons Celina Economic Development Corporation's office at 972-382-8949, at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



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**NOTICE OF  
CELINA ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING  
302 W. WALNUT STREET  
Tuesday, April 5, 2022 at 12:00 PM**

**MINUTES**

**I. Roll Call and Call to Order and identify a quorum present**

| Attendee Name   | Organization   | Title                                       | Status  | Arrived | Departed |
|-----------------|----------------|---------------------------------------------|---------|---------|----------|
| Carmen Roberts  | City of Celina | Board Member                                | Present |         |          |
| Mindy Koehne    | City of Celina | Vice President                              | Present |         | 12:30 PM |
| Kyle Rose       | City of Celina | President                                   | Present |         |          |
| Jay Pierce      | City of Celina | Board Member                                | Present |         |          |
| Clint Bissett   | City of Celina | Board Member                                | Excused |         |          |
| Alexis Jackson  | City of Celina | Director of Economic Development            | Present |         |          |
| Corbett Howard  | City of Celina | Director of Business and Government Affairs | Present |         |          |
| Lalaina Alvarez | City of Celina | BRE Specialist                              | Present |         |          |
| Melissa Thomas  | City of Celina | Marketing Manager                           | Present |         |          |
| Jeff Moore      |                | Attorney                                    | Present |         |          |

**II. Citizens Forum**

No citizen comments.

**III. Discussion and Action to approve Minutes**

A. Celina Economic Development Corporation - Regular Meeting - Mar 1, 2022 12:00 PM

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>   |
| <b>MOVER:</b>    | Mindy Koehne, Vice President  |
| <b>SECONDER:</b> | Carmen Roberts, Board Member  |
| <b>AYES:</b>     | Roberts, Koehne, Rose, Pierce |
| <b>EXCUSED:</b>  | Bissett                       |

**IV. Discussion and Action**

Minutes Acceptance: Minutes of Apr 5, 2022 12:00 PM (Discussion and Action to approve Minutes)

A. Project Lion

Ron Lyons gave a brief presentation regarding his proposed project.

**V. Executive Closed Session of the Board of Directors The Celina EDC will now hold a Closed Executive Session meeting pursuant to the provisions of Chapter 551 of the Texas Local Government Code in accordance with the authority contained in the Chapter.**

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- B. Section 551.074 of Texas Government Code to discuss or deliberate personal matters to evaluate performance and duties, of a public officer or employee.
- C. Section 551.087 of the Texas Government Code to discuss or deliberate regarding commercial or financial information that the CEDC has received from a business prospect, and or to deliberate the offer of a financial or other incentive with a business prospect.

1. Project Joe East

Motion to approve the Project Joe East incentives on the terms as discussed in executive session and subject to the execution of the performance agreement. The motion was made after the board convened into open session at 12:25 PM.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>    |
| <b>MOVER:</b>    | Jay Pierce, Board Member      |
| <b>SECONDER:</b> | Mindy Koehne, Vice President  |
| <b>AYES:</b>     | Roberts, Koehne, Rose, Pierce |
| <b>EXCUSED:</b>  | Bissett                       |

2. Project Lion

No action was taken.

3. Project Swirls

Motion to approve the Project Swirls incentives on the terms as discussed in executive session and subject to the execution of the performance agreement. The motion was made after the board convened into open session at 12:25 PM.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>    |
| <b>MOVER:</b>    | Jay Pierce, Board Member      |
| <b>SECONDER:</b> | Mindy Koehne, Vice President  |
| <b>AYES:</b>     | Roberts, Koehne, Rose, Pierce |
| <b>EXCUSED:</b>  | Bissett                       |

**D. Reconvene into Open Session The Celina EDC will now reconvene into Regular Session pursuant to the provisions of Chapter 551 of the Texas Government Code to take any action necessary regarding the items discussed in executive session.**

**VI. Discussion and Review of monthly Activities**

- A. Executive Director Update - Jackson
- B. Business Retention Update - Howard and Alvarez
- C. Marketing Update - Thomas

**VII. Discussion of future EDC agenda items and meetings**

Minutes Acceptance: Minutes of Apr 5, 2022 12:00 PM (Discussion and Action to approve Minutes)

## VIII. Adjournment

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date Minutes Approved

Minutes Acceptance: Minutes of Apr 5, 2022 12:00 PM (Discussion and Action to approve Minutes)