



Life Connected.

ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING

BOARD OF DIRECTORS

302 W WALNUT ST

TUESDAY, FEBRUARY 6, 2024

12:00 PM

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. OPEN FORUM

Open Forum is for information only. If you wish to speak, please inform the Presiding Officer. Speakers are limited to three (3) minutes. The Corporation can take no action. No charges and/or complaints will be heard against any appointed or elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the Corporation with copies/handouts regarding their item of interest must provide 9 copies and present them to an employee for distribution to the Corporation.

III. ACTION ITEM:

- A. Regular Meeting Minutes - January 2nd 12:00pm
- B. Consider and act to remove a former Board Member as a bank signor and add a new signor from the current Board
- C. Consider and act to appoint an EDC Board Secretary
- D. Consider and act to approve an Amendment to Amended and Restated Articles of Incorporation of Celina Economic Development Corporation

IV. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

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 Rails
- 2. Project Mudea
- 3. Project Spark
- 4. Project Big Box Retailer
- 5. Project Uptown Commons

6. Project Heyday
7. 3-D Dance Amendment to Performance Agreement

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

1. Discussion regarding land acquisition generally located south of Ash Street and west of Oklahoma Dr.

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.

V. WORKSESSION:

- A. Staff Updates

VI. ADJOURNMENT:

The Celina Economic Development Corporation 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 who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

"I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at Economic Development Corporation of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at _____: _____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Staff Liaison

Date Notice Removed



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**ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING
BOARD OF DIRECTORS
302 W WALNUT ST
TUESDAY, JANUARY 2, 2024
12:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Matthew Featherstone	EDC	Board Member	Present	
Clint Bissett	EDC	President	Present	
Sandra Martinez	EDC	Vice President	Present	
Juan Martinez	EDC	Board Member	Absent	
Bill Webber	EDC	Board Member	Present	

President Clint Bissett called the regular meeting of the Celina Economic Development Corporation board to order at 12:00 pm on Tuesday, January 2nd and announced a quorum was present.

II. OPEN FORUM

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Please note Anyone wishing to furnish the Corporation with copies/handouts regarding their item of interest must provide 9 copies and present them to an employee for distribution to the Corporation.

III. ACTION ITEM:

A. Regular Meeting Minutes - November 7th 12:00pm

RESULT:	Passed
MOVER:	Board Member - Bill Webber
SECONDER:	Board Member - Matthew Featherstone
AYES:	Matthew Featherstone, Clint Bissett, Bill Webber, Sandra Martinez
NAYES:	None

B. Regular Meeting Minutes - December 5th 12:00pm

RESULT:	Passed
MOVER:	Board Member - Bill Webber
SECONDER:	Board Member - Matthew Featherstone

AYES:	Matthew Featherstone, Clint Bissett, Bill Webber, Sandra Martinez
NAYES:	None

C. CEDC Director Search Firm

RESULT:	Passed
MOVER:	Vice President - Sandra Martinez
SECONDER:	Board Member - Bill Webber
AYES:	Matthew Featherstone, Clint Bissett, Bill Webber, Sandra Martinez
NAYES:	None

Motion was made by Sandra Martinez and seconded by Bill Webber to approve Jorgenson Consulting.

D. Interim Director Appointment

RESULT:	Passed
MOVER:	Board Member - Bill Webber
SECONDER:	Board Member - Matthew Featherstone
AYES:	Matthew Featherstone, Clint Bissett, Bill Webber, Sandra Martinez
NAYES:	None

Motion was made by Bill Webber and seconded by Matthew Featherstone to approve Melissa Thomas as Interim Director.

E. Ad Hoc Committee Selection

RESULT:	Passed
MOVER:	Board Member - Matthew Featherstone
SECONDER:	Board Member - Bill Webber
AYES:	Matthew Featherstone, Clint Bissett, Bill Webber, Sandra Martinez
NAYES:	None

Motion was made by Matthew Featherstone and seconded by Bill Webber to establish an ad hoc committee to review and select CEDC Executive Director candidates.

F. Budget Amendment

IV. **EXECUTIVE SESSION:**

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

The CEDC Board convened into executive session at 12:20 pm.

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

Section 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

1. Budget Amendment - Interim Director

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 Big Box Retailer

2. 3-D Dance Amendment to Performance Agreement

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.

The CEDC Board Reconvened into open session at 12:48 pm.

A motion was made by Matthew Featherstone and seconded by Sandra Martinez to approve a budget amendment for personnel expenditures and contractual services as discussed in Executive Session.

A motion was made by Bill Webber and seconded by Matthew Featherstone to approve the first amendment to the performance agreement with 3-D Performing Arts Academy LLC.

V. **WORKSESSION:**

- A. Staff Updates

VI. **ADJOURNMENT:**

The meeting was adjourned by President Clint Bissett at 1:09 pm.

President

Ex Officio

Date