



Life Connected.

ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING

BOARD OF DIRECTORS

302 W WALNUT ST

TUESDAY, MARCH 5, 2024

12:00 PM

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Board President Clint Bissett called the meeting to order at 12:00pm on Tuesday, March 5th and announced 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	Secretary	Present	
Bill Webber	EDC	Board Member	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.

Tricia Trail spoke regarding Project Trails.

III. ACTION ITEM:

A. Regular Meeting Minutes - February 6th, 12:00pm

A motion was made by Bill Webber and seconded by Matthew Featherstone to approve the regular meeting minutes for the February 6th, 2024 board meeting.

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

B. Discussion and consideration of all matters incident and related to approving an engagement agreement for bond counsel legal services, including the adoption of a resolution pertaining thereto

A motion was made by Sandra Martinez and seconded by Matthew Featherstone to approve a resolution approving an engagement letter for bond counsel legal services with Norton Rose Fulbright, as presented.

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

C. Consider and act to approve a contract with Hilltop Securities

A motion was made by Matthew Featherstone and seconded by Bill Webber to approve the Municipal Advisory Agreement with Hilltop Securities, as presented.

Karla Stovall and Jason Hughes spoke regarding the item.

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

D. Consider and act to approve a resolution authorizing the President or Executive Director to execute a real estate sales contract and any and all closing documents necessary for the acquisition of an approximately 31.8624-acre tract or tracts of land

A motion was made by Bill Webber and seconded by Matthew Featherstone to approve a resolution authorizing the President or Executive Director to execute the real estate sales contract and any and all closing documents necessary to acquire an approximately 31.8624-acre tract of land, as presented.

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

E. Consider and act to void the First Amendment to the performance agreement with 3-D Dance Performing Arts Academy LLC

A motion was made by Sandra Martinez and seconded by Bill Webber to terminate and void the First Amendment with 3-D Dance, as presented.

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

F. Consider and act to void the Second Amendment to the performance agreement with 3-D Dance Performing Arts Academy LLC

A motion was made by Matthew Featherstone and seconded by Bill Webber to terminate and void the Second Amendment with 3-D Dance, as presented.

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

G. Consider and act to approve a new original performance agreement with 3-D Dance Performing Arts Academy LLC

A motion was made by Juan Martinez and seconded by Matthew Featherstone to approve a new Performance agreement with 3-D Dance, as presented.

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

H. Discussion regarding updates to the CEDC incentive application

I. Discussion and action regarding Project Doe Branch

Board President Clint Bissett recused himself. Aimee Bissett spoke regarding Project Doe Branch.

The board took no action.

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 12:42pm.

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.

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. Project Spark

3. Project Mudea

4. Project Doe Branch

5. Project Trails

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 2:02pm.

A motion was made in open session by Matt Featherstone and seconded by Juan Martinez to approve a Chapter 380 Economic Development Agreement and Performance Agreement with Wal-Mart Real Estate Business Trust, as presented.

RESULT:	Passed
MOVER:	Matthew Featherstone - Board Member
SECONDER:	Juan Martinez - Secretary

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

A motion was made in open session by Bill Webber and seconded by Sandra Martinez to approve an Amended and Restated Chapter 380 Development Agreement and Performance Agreement with Mudea Cafe LLC, as presented.

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

V. **WORKSESSION:**

A. Staff Updates

Melissa Thomas spoke regarding staff updates.

VI. **ADJOURNMENT:**

Board President Clint Bissett adjourned the meeting at 2:12pm.



President

Ex Officio

4-2-24

Date