



Life Connected.

ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING

BOARD OF DIRECTORS

112 N COLORADO ST

TUESDAY, MAY 7, 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. Special Meeting Minutes - March 20th, 12:00pm
- B. Regular Meeting Minutes - April 2nd, 12:00pm
- C. Amendment to CEDC Bylaws

IV. WORKSESSION:

- A. Project Doe Branch
- B. Bond Issuance Discussion
- C. Presentation by CEDC attorney regarding Type A-Type B sales tax training, Open Meetings Act training, and related issues
- D. Staff Updates

V. 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 551.072 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. The Wick Amendment to Performance Agreement
2. Project Motor
3. Project Doe Branch
4. Project Blue

Section 551.074 of Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

1. Discussion regarding Executive Director employment contract

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. 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



Life Connected.

ECONOMIC DEVELOPMENT CORPORATION SPECIAL MEETING

BOARD OF DIRECTORS

302 W WALNUT ST

WEDNESDAY, MARCH 20, 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 Wednesday, March 20th 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	

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III. ACTION ITEM:

- A. Discussion and action to ratify and approve a Chapter 380 Economic Development Agreement and Performance Agreement by and between the City of Celina, the Celina Economic Development Corporation, and Wal-Mart Real Estate Business Trust.

A motion was made by Bill Webber and seconded by Juan Martinez to ratify and approve a Chapter 380 Economic Development Agreement and Performance Agreement by and between the City of Celina, the Celina Economic Development Corporation, and Wal-Mart Real Estate Business Trust.

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

B. Project Trails

Tricia Trail spoke regarding Project Trails.

Dorothy Allan spoke regarding Project Trails.

Joel Stevens spoke regarding Project Trails.

IV. **EXECUTIVE SESSION:**

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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.

The CEDC board convened into executive session at 12:29pm.

1. 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 1:13pm.

V. **WORKSESSION:**VI. **ADJOURNMENT:**

Board President Clint Bissett adjourned the meeting at 1:13pm.

President

Ex Officio

Date



Life Connected.

ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING

BOARD OF DIRECTORS

112 N. COLORADO ST.

TUESDAY, APRIL 2, 2024

12:00 PM

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Board President Clint Bissett called the meeting to order at 12:01pm on Tuesday, April 2nd 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	
Andrew Donaldson	EDC	Board Member	Present	
Luke Thigpen	EDC	Board Member	Present	

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III. ACTION ITEM:

A. Regular Meeting Minutes - March 5th, 12:00pm

A motion was made by Bill Webber and seconded by Matthew Featherstone to approve the regular meeting minutes for the March 5th, 2024 board meeting.

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

IV. EXECUTIVE SESSION:

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The CEDC board convened into executive session at 12:05pm.

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

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 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 1:12pm.

A motion was made in open session by Juan Martinez and seconded by Matthew Featherstone to approve a performance agreement with The Twisted Trail, LLC.

RESULT:	Passed
MOVER:	Juan Martinez - Secretary
SECONDER:	Matthew Featherstone - Board Member
AYES:	Matthew Featherstone, Clint Bissett, Sandra Martinez, Juan Martinez, Andrew Donaldson, Luke Thigpen
NAYES:	None

V. WORKSESSION:

- A. Staff Updates

Melissa Thomas spoke regarding staff updates.

VI. ADJOURNMENT:

Board president Clint Bissett adjourned the meeting at 1:29pm.

President

Ex Officio

Date