



Life Connected.

ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING

BOARD OF DIRECTORS

112 N COLORADO ST

MONDAY, JUNE 3, 2024

12:00 PM

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. ACTION ITEM:

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

III. 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.

IV. WORKSESSION:

A. Bond Issuance Discussion

B. 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. Project Blue

2. Project Orange

3. Project Motor

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 REGULAR MEETING
BOARD OF DIRECTORS
112 N COLORADO ST
TUESDAY, MAY 7, 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, May 7th and announced a quorum present.

Attendee Name	Organization	Title	Status
Clint Bissett	EDC	President	Present
Sandra Martinez	EDC	Vice President	Present
Juan Martinez	EDC	Secretary	Present
Andrew Donaldson	EDC	Board Member	Present
Luke Thigpen	EDC	Board Member	Present
Matthew Featherstone	EDC	Board Member	Absent
Bill Webber	EDC	Board Member	Absent

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.

Katie Dunn spoke regarding the Executive Director employment contract.

III. ACTION ITEM:

A. Special Meeting Minutes - March 20th, 12:00pm

A motion was by Sandra Martinez and seconded by Juan Martinez to approve the special meeting minutes for the March 20th, 2024 board meeting.

RESULT:	Passed
MOVER:	Sandra Martinez - Vice President
SECONDER:	Juan Martinez - Secretary
AYES:	Clint Bissett, Sandra Martinez, Juan Martinez, Andrew Donaldson, Luke Thigpen
NAYES:	None

B. Regular Meeting Minutes - April 2nd, 12:00pm

A motion was made by Juan Martinez and seconded by Sandra Martinez to approve the regular meeting minutes for the April 2nd, 2024 board meeting.

RESULT:	Passed
MOVER:	Juan Martinez - Secretary
SECONDER:	Sandra Martinez - Vice President
AYES:	Clint Bissett, Sandra Martinez, Juan Martinez, Andrew Donaldson, Luke Thigpen
NAYES:	None

C. Amendment to CEDC Bylaws

A motion was made by Luke Thigpen and seconded by Andrew Donaldson to approve and an amendment to the CEDC bylaws.

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

IV. **WORKSESSION:**

A. Project Doe Branch

Clint Bissett recused himself from the discussion.

Aimee Bissett spoke regarding Project Doe Branch.

Akindeji Jolasinmi spoke regarding Project Doe Branch.

B. Bond Issuance Discussion

Karla Stovall spoke regarding the CEDC bond issuance.

C. Presentation by CEDC attorney regarding Type A-Type B sales tax training, Open Meetings Act training, and related issues

Jeff Moore presented on Type A-Type B sales tax training, Open Meetings Act training, and related issues.

D. Staff Updates

Melissa Thomas spoke regarding 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.)

The CEDC board convened into executive session at 1:21pm.

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

Clint Bissett recused himself from the discussion.

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.

The CEDC board reconvened into open session at 2:49pm.

A motion was made in open session by Juan Martinez and seconded by Andrew Donaldson to approve the First Amendment to Performance Agreement with Swirls Bakery, LLC on the terms as discussed in executive session.

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

A motion was made in open session by Luke Thigpen and seconded by Juan Martinez to approve the Employment Agreement with Anthony Satarino on the terms as discussed in executive session.

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

VI. ADJOURNMENT:

Board President Clint Bissett adjourned the meeting at 2:50pm.

President

Ex Officio

Date