



Life Connected.

ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING

BOARD OF DIRECTORS

112 N COLORADO ST

TUESDAY, SEPTEMBER 3, 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 Called Meeting Minutes - July 23rd, 6:00pm.
- B. Regular Meeting Minutes - August 6th, 12:00pm.
- C. Budget Amendment

IV. WORKSESSION:

- A. Discussion Regarding Downtown Business Support
- B. October Board Meeting Date Change
- C. 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 551.087 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. Discussion regarding a performance agreement with NWC Tollway/Frontier, LP.
- 2. Discussion regarding a performance agreement with Gran Sweet LLC.
- 3. Project Blue

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



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**ECONOMIC DEVELOPMENT CORPORATION SPECIAL MEETING
BOARD OF DIRECTORS
112 N COLORADO ST
TUESDAY, JULY 23, 2024
6:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

CEDC Board President Clint Bissett called the meeting to order at 6:00pm on Tuesday, July 23rd and announced a quorum present.

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

II. 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 6:00pm.

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.

The CEDC board reconvened into open session at 6:08pm.

III. OPEN FORUM

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IV. **ACTION ITEM:**

A. Acknowledgment of new EDC Board Members.

B. Consider and act to appoint an EDC Board Secretary.

A motion was made by Sandra Martinez and seconded by Andrew Donaldson to appoint Andrew Donaldson as EDC Board Secretary.

RESULT:	Passed
MOVER:	Sandra Martinez - Vice President
SECONDER:	Andrew Donaldson - Secretary
AYES:	Clint Bissett, Bill Webber, Sandra Martinez, Andrew Donaldson
NAYES:	None

C. Discussion and consideration of all matters incident and related to the issuance and sale of “Celina Economic Development Corporation Sales Tax Revenue Bonds, Taxable Series 2024”, including the adoption of a resolution authorizing the issuance of such bonds.

A motion was made by Bill Webber and seconded by Andrew Donaldson to adopt a resolution authorizing the issuance and sale of "Celina Economic Development Corporation Sales Tax Revenue Bonds, Taxable Series 2024".

RESULT:	Passed
MOVER:	Bill Webber - Board Member
SECONDER:	Andrew Donaldson - Secretary
AYES:	Clint Bissett, Bill Webber, Sandra Martinez, Andrew Donaldson
NAYES:	None

V. **ADJOURNMENT:**

CEDC Board President Clint Bissett adjourned the meeting at 6:18pm.

President

Ex Officio

Date



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ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING

BOARD OF DIRECTORS

112 N COLORADO ST

TUESDAY, AUGUST 6, 2024

12:00 PM

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Board President Clint Bissett called the meeting to order at 12:02pm on Tuesday, August 6th and announced a quorum present.

Attendee Name	Organization	Title	Status
Clint Bissett	EDC	President	Present
Sandra Martinez	EDC	Vice President	Present
Mindy Koehne	EDC	Board Member	Present
Andrew Donaldson	EDC	Secretary	Present
Philip Ferguson	EDC	Board Member	Absent

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III. ACTION ITEM:

A. Regular Meeting Minutes - July 2nd, 12:00pm

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

RESULT:	Passed
MOVER:	Sandra Martinez - Vice President
SECONDER:	Mindy Koehne - Board Member
AYES:	Clint Bissett, Sandra Martinez, Andrew Donaldson, Mindy Koehne
NAYES:	None

B. Consider and act to approve the FY 24-25 CEDC budget

A motion was made by Mindy Koehne and seconded by Sandra Martinez to approve the FY 24-25 CEDC Budget.

RESULT:	Passed
MOVER:	Mindy Koehne - Board Member
SECONDER:	Sandra Martinez - Vice President
AYES:	Clint Bissett, Sandra Martinez, Andrew Donaldson, Mindy Koehne
NAYES:	None

C. Consider and act to approve an interlocal agreement between the City of Celina and the CEDC

A motion was made by Andrew Donaldson and seconded by Mindy Koehne to approve an interlocal agreement between the City of Celina and the CEDC.

RESULT:	Passed
MOVER:	Andrew Donaldson - Secretary
SECONDER:	Mindy Koehne - Board Member
AYES:	Clint Bissett, Sandra Martinez, Andrew Donaldson, Mindy Koehne
NAYES:	None

IV. **WORK SESSION:**

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 CEDC 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 12:18pm.

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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 Creeks Retail
2. Project Jewelers
3. Discussion regarding Granny's Bakery 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 1:16pm.

VI. ADJOURNMENT:

Board President Clint Bissett adjourned the meeting at 1:16pm.

President

Ex Officio

Date