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**ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING  
BOARD OF DIRECTORS  
112 N COLORADO ST  
TUESDAY, JANUARY 7, 2025  
12:00 PM  
MINUTES**

**I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

Board President Clint Bissett called the meeting to order and announced a quorum present at 12:00 PM. Board Member Cody Hunter arrived at 12:02 PM.

**Members Present:**

President Clint Bissett  
Vice President Andrew Donaldson  
Secretary Cindy Peters  
Board Member Cody Hunter  
Board Member Rocky Hussman  
Board Member Ryan Wilcox  
Board Member Shane Lambert

**Members Absent:**

None

**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. 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 12:01pm.

**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 business prospect generally located at 211 E. Pecan St.

**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 12:22pm.

**IV. PRESENTATION:**

- A. Presentation by a business prospect. (Tre Fiamme Pizza Napoletana)

Mike and Stevie Ceccarelli spoke regarding the item.

**V. ACTION ITEM:**

- A. Regular Meeting Minutes - December 3rd, 12:00pm

Upon a motion by Board Member Cody Hunter and a second by Vice President Andrew Donaldson, the Board voted seven (7) for and none (0) opposed to approve the Regular Meeting Minutes - December 3rd, 12:00pm. The motion carried 7-0.

- B. Regular Meeting Minutes - December 19th, 5:30pm

Upon a motion by Board Member Shane Lambert and a second by Board Member Cody Hunter, the Board voted seven (7) for and none (0) opposed to approve the Special Meeting Minutes - December 19th, 5:30pm. The motion carried 7-0.

- C. Consider and act on an Amendment to the Celina Economic Development Corporation's (CEDC) Budget which was adopted and approved by Council for fiscal year beginning October 1, 2024, and ending September 30, 2025, and make appropriations for each project, and account, by adopting an amended 2024-2025 budget for the CEDC reallocating funds between accounts.

Upon a motion by Vice President Andrew Donaldson and a second by Board Member Rocky Hussman, the Board voted seven (7) for and none (0) opposed to approve an Amendment to the Celina Economic Development Corporation budget for fiscal year beginning October 1, 2024 and ending September 30, 2025. The motion carried 7-0.

**VI. WORKSESSION:**

- A. Discussion regarding an approved Economic Development Agreement and Performance Agreement with Home Depot U.S.A., Inc. (Satarino)

Anthony Satarino spoke regarding the item.

- B. Discussion regarding the CEDC's Incentive Application Process. (Satarino)

Anthony Satarino spoke regarding the item.

- C. Discussion regarding updates to CEDC's Strategic Plan. (Satarino)

Anthony Satarino spoke regarding the item.

VII. ADJOURNMENT:

Board President Clint Bissett adjourned the meeting at 1:07pm.

  
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President

\_\_\_\_\_  
Ex Officio

02 - 04 - 2025  
\_\_\_\_\_  
Date