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**ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING
BOARD OF DIRECTORS
112 N COLORADO ST
TUESDAY, JUNE 3, 2025
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. 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.) Section 551.071 of Texas Government Code Consultation with Attorney

1. Discussion regarding CEDC Bylaws.

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 an incentive application for a business located at 211 W. Pecan St.

2. Discussion regarding an Economic Development and Performance Agreement with 95 Land Partners, LLC.

3. Discussion regarding an Economic Development and Performance Agreement with NWC Tollway-Frontier, LP.

4. Discussion regarding Project Ruby

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.

IV. PRESENTATION:

A. Staff Updates. (Satarino)

V. **ACTION ITEM:**

- A. Regular EDC Board Meeting Minutes - May 6th, 12:00pm.

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



Life Connected.

**ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING
BOARD OF DIRECTORS
112 N COLORADO ST
TUESDAY, MAY 6, 2025
12:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

President Bissett called the meeting to order at 12:00 PM.

Members Present:

President Clint Bissett
Vice President Andrew Donaldson
Secretary Cindy Peters
Board Member Cody Hunter
Board Member Ryan Wilcox

Members Absent:

Board Member Rocky Hussman
Board Member Shane Lambert

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III. EXECUTIVE SESSION:

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The CEDC Board convened into executive session at 12:01pm.

Section 551.071 of Texas Government Code for Consultation with Attorney.

1. Discussion regarding Tax Increment Reinvestment Zone #11.

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 Project The District.

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 12:48pm.

IV. PRESENTATION:

- A. Presentation of National Small Business Week Initiatives.

Andy Buffington spoke regarding the item.

- B. EDC Updates.

Melissa Thomas spoke regarding the item.

V. ACTION ITEM:

- A. Special Called EDC Board Meeting Minutes - April 3rd, 12:00pm.

Upon a motion by Board Member Cody Hunter and a second by Vice President Andrew Donaldson, the Board voted five (5) for and none (0) opposed to approve the Special Called EDC Board Meeting Minutes - April 3rd, 12:00pm. The motion carried 5-0.

- B. Consider and act upon a Resolution appointing a member of the Celina Economic Development Corporation Board of Directors to the Greater Celina Chamber of Commerce Board of Directors. (Satarino)

Upon a motion by Secretary Cindy Peters and a second by Board Member Cody Hunter, the Board voted five (5) for and none (0) opposed to approve a Resolution appointing a member of the Celina Economic Development Corporation Board of Directors to the Greater Celina Chamber of Commerce Board of Directors. The motion carried 5-0.

- C. Consider and act upon an Amendment to an Economic Development and Performance Agreement by and between the City of Celina, Celina Economic Development Corporation, and Methodist Hospitals of Dallas. (Satarino)

Board Member Cody Hunter recused himself during the item.

Upon a motion by Board Member Ryan Wilcox and a second by Vice President Andrew Donaldson, the Board voted four (4) for and none (0) opposed to approve an Economic Development and Performance Agreement Amendment with Methodist Hospitals of Dallas. The motion carried 4-0.

- D. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with Local Dive Collective, LLC; for an amount not to exceed \$50,000. (Satarino)

Upon a motion by Board Member Cody Hunter and a second by Board Member Ryan Wilcox, the Board voted five (5) for and none (0) opposed to approve a Chapter 380 Economic Development and Performance Agreement with Local Dive Collective, LLC; for an amount not to exceed \$50,000. The motion carried 5-0.

- E. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with Celina Pop, LLC; for an amount not to exceed \$75,000. (Satarino)

Upon a motion by Vice President Andrew Donaldson and a second by Secretary Cindy Peters, the Board voted five (5) for and none (0) opposed to approve a Chapter 380 Economic Development and Performance Agreement with Celina Pop, LLC; for an amount not to exceed \$75,000. The motion carried 5-0.

- F. Consider and act upon a Resolution adopting the Downtown Patio Enhancement Policy. (Satarino)

Upon a motion by Board Member Cody Hunter and a second by Board Member Ryan Wilcox, the Board voted five (5) for and none (0) opposed to approve a Resolution adopting the Downtown Patio Enhancement Policy. The motion carried 5-0.

G. Consider and act upon a Resolution authorizing the Executive Director to execute a professional services agreement for an amount not to exceed \$49,000. (Satarino)

Upon a motion by Vice President Andrew Donaldson and a second by Secretary Cindy Peters, the Board voted five (5) for and none (0) opposed to approve a Resolution authorizing the Executive Director to execute a professional services agreement for an amount not to exceed \$49,000. The motion carried 5-0.

VI. WORKSESSION:

A. Discussion regarding a FY 2025 budget update. (Satarino)

Anthony Satarino spoke regarding the item.

B. Discussion regarding a retail incubator space in the Downtown Center. (Satarino)

Anthony Satarino spoke regarding the item.

VII. ADJOURNMENT:

President Bissett adjourned the meeting at 1:42pm.

President

Date