



Life Connected.

**COMMUNITY DEVELOPMENT CORPORATION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
WEDNESDAY, JULY 9, 2025
6:00 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. WORKSESSION:

- A. Discussion regarding the 2020 Celina Master Plan. (Walsh)
- B. Discussion regarding the proposed Fiscal Year 2025-2026 Annual Budget. (Stovall)
- C. Discussion on Future Agenda Items. (Walsh)

IV. ACTION:

- A. Minutes Approval:
 - 1) Celina Community Development Corporation- Regular Meeting- May 7, 2025, 6:00 PM

V. ADJOURNMENT:

City Council Chambers 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 City Hall 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

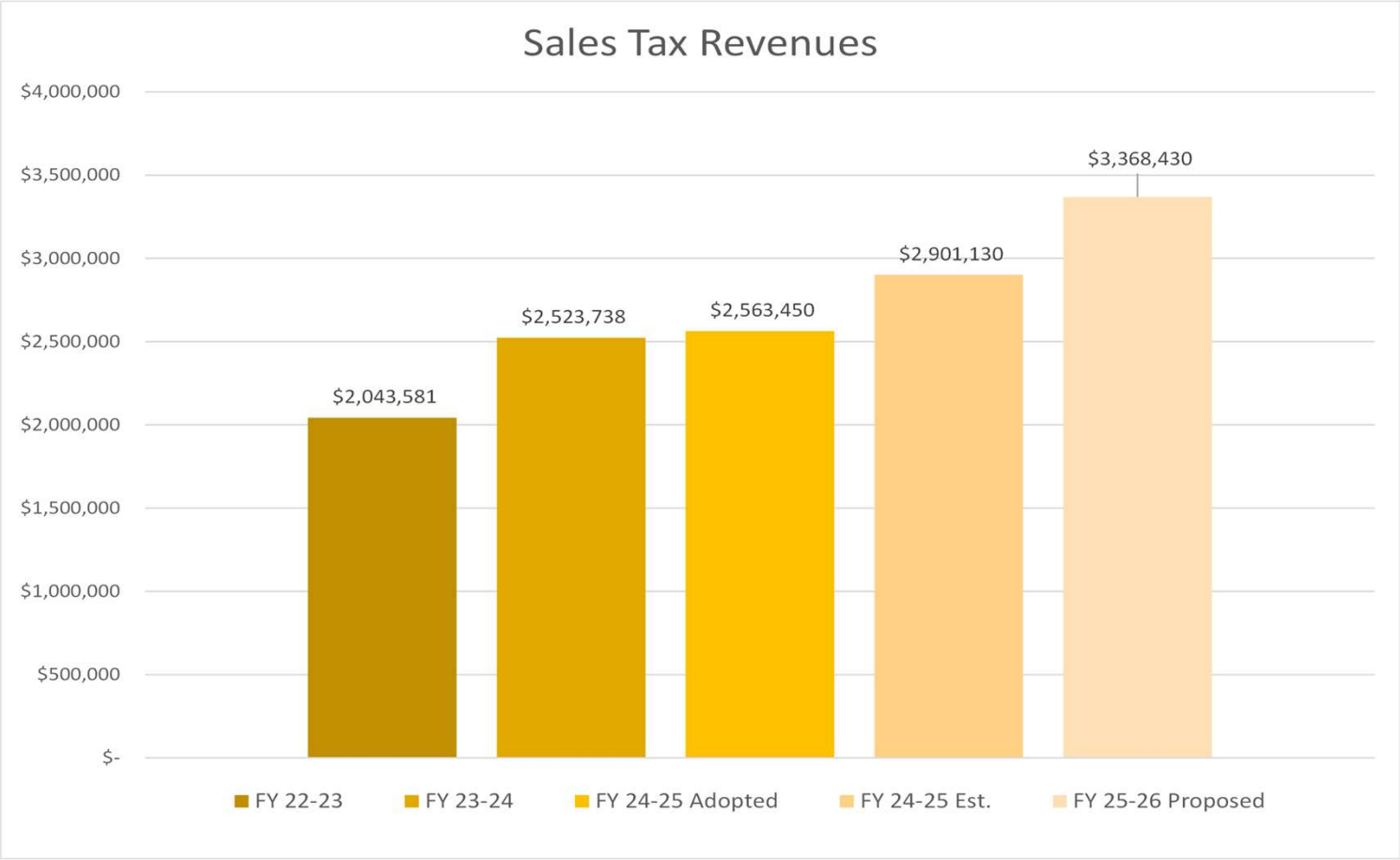
COMMUNITY DEVELOPMENT CORPORATION

PROPOSED BUDGET 2025-2026

Board Meeting July 9, 2025



Sales Tax Revenues



FY 2025 - 2026 CDC PROPOSED BUDGET

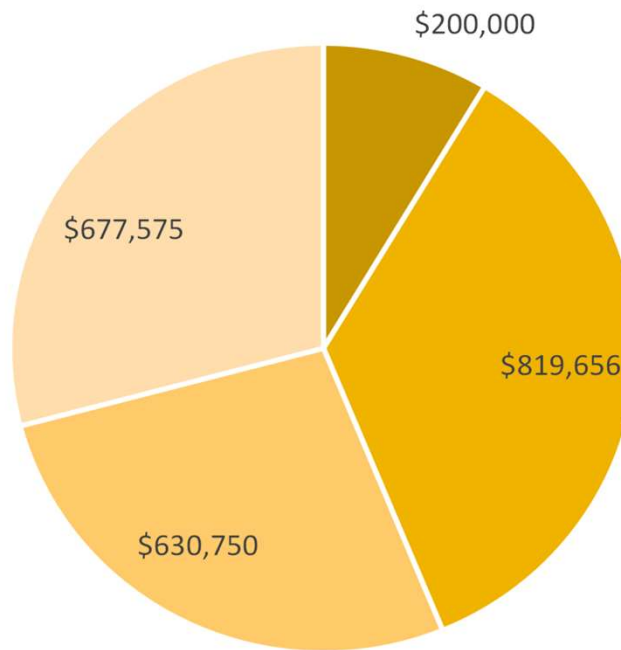
	2022-23 Actual	2023-24 Actual	2024-25 Adopted	2024-25 Estimate	2025-26 Proposed	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
Fund Balance, Beginning of Year	\$ 2,332,838	\$ 4,350,400	\$ 5,884,958	\$ 6,233,998	\$ 7,643,129	\$ 8,839,226	\$ 11,126,488	\$ 13,693,150	\$ 17,581,419
Revenues									
Taxes	\$ 2,043,581	\$ 2,523,738	\$ 2,563,450	\$ 2,901,130	\$ 3,368,430	\$ 4,274,178	\$ 5,342,723	\$ 6,678,403	\$ 8,348,004
TIRZ Agreements	(71,013)	(82,985)	(100,000)	(120,293)	(144,352)	(173,222)	(207,866)	(249,440)	(299,327)
Miscellaneous Revenue		-							
Interest Income	114,755	264,102	175,000	280,000	300,000	325,000	350,000	375,000	400,000
Total Revenues	\$ 2,087,323	\$ 2,704,855	\$ 2,638,450	\$ 3,060,837	\$ 3,524,078	\$ 4,425,956	\$ 5,484,856	\$ 6,803,963	\$ 8,448,677
Expenditures									
Miscellaneous Expense	\$ 69,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 69,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total available resources less expenditures	\$ 4,350,400	\$ 7,055,255	\$ 8,523,408	\$ 9,294,835	\$ 11,167,207	\$ 13,265,182	\$ 16,611,344	\$ 20,497,113	\$ 26,030,096
Other Financing Sources (Uses)									
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers Out - Debt	-	821,257	1,651,706	1,651,706	2,327,981	2,138,694	2,138,194	2,135,694	2,130,344
Future					-	-	780,000	780,000	780,000
Total other financing sources (uses)	\$ -	\$ (821,257)	\$ (1,651,706)	\$ (1,651,706)	\$ (2,327,981)	\$ (2,138,694)	\$ (2,918,194)	\$ (2,915,694)	\$ (2,910,344)
Fund Balance, End of Year	\$ 4,350,400	\$ 6,233,998	\$ 6,871,702	\$ 7,643,129	\$ 8,839,226	\$ 11,126,488	\$ 13,693,150	\$ 17,581,419	\$ 23,119,752

TRANSFER OUT: CDC PAYMENT TO CITY FOR APPROVED PROJECTS:

- 2013 Issuance
 - Park Improvements \$200,000 (ending in 2029)
- 2019 Issuance
 - Expand and Improve Old Celina Park \$819,656
- 2023 Issuance
 - Purchase Park Land - Earthman \$630,750
- 2025 Issuance
 - Wilson Creek Park Phase 1 \$677,575

	2025	2026
Existing Debt 2013 series	\$200,000	\$200,000
Existing Debt 2019 series	\$820,456	\$819,656
Existing Debt 2023 series	\$631,250	\$630,750
Existing Debt 2025 series		\$677,575
	\$1,651,706	\$2,327,981

2026 Debt Expenditures



	2025	2026
Existing Debt 2013 series	\$200,000	\$200,000
Existing Debt 2019 series	\$820,456	\$819,656
Existing Debt 2023 series	\$631,250	\$630,750
Existing Debt 2025 series		\$677,575
	\$1,651,706	\$2,327,981



QUESTIONS?



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COMMUNITY DEVELOPMENT CORPORATION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
WEDNESDAY, MAY 7, 2025
6:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chair Brown called the meeting to order at 6:00 PM.

Members Present:

- Chair Morgan Brown
- Vice Chair Rebecca Barton
- Board Member Debra Davis
- Board Member Suzy Philips
- Board Member Matthew Eberius
- Board Member Ray Tingle

Members Absent:

- Board Member Lassine Konate

II. ACTION:

A. MINUTES APPROVAL:

- 1. Celina Community Development Corporation - Regular Meeting - February 5, 2025 6:00 PM

Upon a motion by Board Member Philips and a second by Board Member Davis, the CDC voted six (6) for and none (0) opposed to approve the February 2025 meeting minutes. The motion carried 6-0.

III. WORKSESSION:

No discussion was held for Work Session.

IV. ADJOURNMENT:

Chair Brown adjourned the meeting at 6:00 PM.

Chair

Staff Liaison

Date