



Life Connected.

ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING

BOARD OF DIRECTORS

112 N COLORADO ST

TUESDAY, SEPTEMBER 2, 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 551.074 of Texas Government Code to discuss or deliberate personal matters to evaluate performance and duties, of a public officer or employee.

1. Discussion regarding Executive Director Performance Review and Contract.

Section 551.072 of Texas Government Code to discuss or deliberate the purchase, exchange, lease or value of real property.

1. Discussion regarding EDC-Owned Property.

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 development generally located at 201 W. Walnut St.
2. 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. Presentation regarding the redevelopment of 139 N. Ohio St. (Saunders)
- B. Staff Updates

V. ACTION ITEM:

- A. Regular EDC Board Meeting Minutes - August 5, 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, AUGUST 5, 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 Rocky Hussman

Members Absent:

Board Member Shane Lambert
Board Member Ryan Wilcox

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

Section 551.072 to deliberate the purchase, exchange, lease, or value of real property.

1. Discussion Regarding Martinek Tract

Section 551.074 of Texas Government Code to discuss or deliberate personal matters to evaluate performance and duties, of a public officer or employee.

1. Discussion Regarding a Compensation Study.
2. Executive Director Performance Review and Contract Discussion.

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 Ruby.
2. Discussion regarding Project Buckeye.
3. Discussion regarding Project 151.
4. Discussion Regarding an Incentive Application for a Business Located at 211 W. 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 2:20pm.

Upon a motion by Vice President Andrew Donaldson and a second by Board Member Rocky Hussman, the Board voted five (5) for and none (0) opposed to approve the Celina Economic Development Corporation Executive Director Amended Employment Agreement as presented in executive session. The motion carried 5-0.

IV. ACTION ITEM:

- A. Consider and act to approve the Amended and Restated Celina Economic Development Corporation (CEDC) Bylaws. (Satarino)

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 Amended and Restated Celina Economic Development Corporation Bylaws. The motion carried 5-0.

- B. Consider and act upon a Resolution adopting the Celina Economic Development Corporation Fiscal Policy. (Satarino)

Upon a motion by Board Member Cody Hunter and a second by Secretary Cindy Peters, the Board voted five (5) for and none (0) opposed to approve a Resolution adopting the Celina Economic Development Corporation Fiscal Policy. The motion carried 5-0.

- C. Consider and act to approve the FY26 CEDC Budget. (Satarino)

Upon a motion by Vice President Andrew Donaldson and a second by Board Member Rocky Hussman, the Board voted five (5) for and none (0) opposed to approve the Fiscal Year 2025-2026 Celina Economic Development Corporation Budget. The motion carried 5-0.

- D. Regular EDC Board Meeting Minutes - July 1, 12:00pm.

Upon a motion by Board Member Cody Hunter and a second by Board Member Rocky Hussman, the Board voted five (5) for and none (0) opposed to approve the Regular EDC Board Meeting Minutes - July 1, 12:00pm. The motion carried 5-0.

V. ADJOURNMENT:

President Bissett adjourned the meeting at 2:35 PM.

President

Date