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**ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING
BOARD OF DIRECTORS
112 N COLORADO ST
COUNCIL CONFERENCE ROOM
TUESDAY, JULY 1, 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
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 12:00pm.

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. Executive Director Performance Review

Section 551.071 of Texas Government Code Consultation with Attorney

Discussion regarding a legal matter related to the property generally located at 1250 S. 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. Discussion regarding Project Ruby

2. Discussion regarding Project Jasper

Board President Clint Bissett recused himself during the item.

3. Discussion regarding a Second Amended and Restated Economic Development and Performance Agreement with NWC Tollway/Frontier, LP.

4. Discussion regarding an Economic Development and Performance Agreement with Trinity Summit Investments LLC

5. 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 2:02pm.

IV. PRESENTATION:

A. Staff Updates

V. ACTION ITEM:

A. Regular EDC Board Meeting Minutes - June 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 EDC Board Meeting Minutes - June 3rd, 12:00pm. The motion carried 7-0.

B. Consider and act to approve the Amended and Restated CEDC Bylaws

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 Amended and Restated CEDC Bylaws with the change to Article IV Section 8 as presented. The motion carried 7-0.

C. Consider and act to approve the Second Amended and Restated Economic Development and Performance Agreement with NWC Tollway/Frontier, LP.

Upon a motion by Board Member Cody Hunter and a second by Board Member Rocky Hussman, the Board voted seven (7) for and none (0) opposed to approve the Second Amended and Restated Economic Development and Performance Agreement with NWC Tollway/Frontier, LP, with the changes to Section 4 (c) and (d) as presented. The motion carried 7-0.

VI. WORKSESSION:

A. Discussion regarding CEDC Fiscal Policy
Anthony Satarino spoke regarding the item.

B. FY 26 CEDC Draft Budget Review
Anthony Satarino spoke regarding the item.

VII. **ADJOURNMENT:**

President Bissett adjourned the meeting at 2:37 PM.



President

8-5-2025

Date