



Life Connected.

ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING
BOARD OF DIRECTORS
112 N COLORADO ST
TUESDAY, SEPTEMBER 2, 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 12:01pm.

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.

The CEDC Board reconvened into open session at 1:05pm.

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 Executive Director Performance Review and Contract as presented in executive session. The motion carried 7-0.

IV. PRESENTATION:

A. Presentation regarding the redevelopment of 139 N. Ohio St. (Saunders)
Craig Saunders spoke regarding the item.

B. Staff Updates
Anthony Satarino, Melissa Thomas, Andy Buffington, and Joshua McCarroll spoke regarding the item.

V. ACTION ITEM:

A. Regular EDC Board Meeting Minutes - August 5, 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 - August 5, 12:00pm. The motion carried 7-0.

VI. ADJOURNMENT:

President Bissett adjourned the meeting at 1:35 PM.



President

11-4-2025

Date