



Life Connected.

AGENDA
COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
WEDNESDAY, MARCH 4, 2026
6:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. 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 City Attorney on any agenda item listed herein. (Closed to Public as provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding Project Kingsmen.

III. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the Staff Liaison prior to the beginning of the meeting. **Speakers are limited to three (3) minutes.** No action can be taken. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish copies/handouts regarding their item of interest must provide nine (9) copies and present them to the Staff Liaison for distribution.

IV. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon a Resolution authorizing the use of sales tax funds to support the construction of new commercial buildings and adjacent public infrastructure for the purposes of economic development and approving a related Project Contract with the City of Celina, the Celina Economic Development Corporation, and Nack Development, LLC and other matters incident and related thereto. (Stovall)

V. ACTION:

- A. Consider and act upon staff's recommendation to present the 5-Year Parks Capital Improvements Program to the Celina City Council. (Stovall)
- B. Minutes Approval:
 - 1) Celina Community Development Corporation - Special Meeting - February 16, 2026, 6:00 PM.

VI. ADJOURNMENT:

“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 three (3) business days prior to the scheduled time of said meeting.”

Staff Liaison

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.



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MINUTES
COMMUNITY DEVELOPMENT CORPORATION
SPECIAL MEETING
CELINA ECONOMIC DEVELOPMENT CORPORATION
302 W WALNUT ST.
MONDAY, FEBRUARY 16, 2026
6:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Board Member Eberius called the meeting to order at 6:01 PM.

Members Present:

Chair Ray Tingle
Board Member Mathew Eberius
Board Member Rebecca Barton
Board Member Scott Snellings
Board Member Suzy Phillips

Members Absent:

Vice Chair Morgan Brown
Board Member Debra Davis

II. 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 City Attorney on any agenda item listed herein. (Closed to Public as provided in the Texas Government Code.)

Texas Government Code Section 551.087 Deliberation of Economic Development Negotiations:

A. Discussion on Project Kingsmen.

The Community Development Corporation convened into Executive Session at 6:02 PM.

Chair Ray Tingle arrived at 6:03 PM.

Chair Ray Tingle left the meeting at 6:17 PM.

The Community Development Corporation adjourned Executive Session and reconvened into Open Session at 6:42 PM.

III. OPEN FORUM:

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No one was present to address the Community Development Corporation.

IV. WORKSESSION:

- A. Discussion regarding Willock Master Plan. (Satarino)
Anthony Satarino, Economic Development Director for the Celina Economic Development Corporation, provided an update on the Willock Master Plan.
- B. Discussion regarding 5-Year Parks Capital Improvement Projects Plan. (Stovall)
Karla Stovall, Assistant City Manager, provided an update on the 5-Year Capital Improvement Projects Plan.
- C. Discussion regarding CDC Financial Update. (Stovall)
Karla Stovall, Assistant City Manager, provided an update on the CDC Financial status.

V. ACTION:

- A. Minutes Approval:
A) Celina Community Development Corporation - Special Meeting - December 10, 2025, 6:00 PM.

Upon a motion by Board Member Barton and a second by Board Member Phillips, the Celina Community Development Corporation voted four (4) for and none (0) opposed to approve the Meeting Minutes from the December 10, 2025, Regular Meeting of the Celina Community Development Corporation incorporating non-substantiative changes.

VI. ADJOURNMENT:

Board Member Eberius adjourned the meeting at 7:14 PM.

Chair

Staff Liaison

Date