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MINUTES
COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
WEDNESDAY, DECEMBER 10, 2025
6:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Vice Chair Brown called the meeting to order at 6:01 PM.

Members Present:

Vice Chair Morgan Brown
Board Member Debra Davis
Board Member Mathew Eberius
Board Member Scott Snellings
Board Member Rebecca Barton

Members Absent:

Chair Ray Tingle
Board Member Suzy Phillips

II. 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.

No members of the public desired to address the Community Development Corporation.

III. WORKSESSION:

A. Overview of Celina Community Development Corporation. (Walsh)

Parks and Recreation Director, Steve Walsh, and Assistant City Manager, Karla Stovall, gave an overview of the Celina Community Development Corporation and its structure. Stovall gave an overview of the CDC's TIRZ 11 agreement.

B. Discussion Regarding Project Types to be Prioritized by the CDC. (Walsh)

Walsh requested project types that the CDC board felt important to prioritize moving forward. Members of the CDC board gave responses as to what they feel should be prioritized.

C. Discussion Regarding Project Phasing and Project Completion. (Walsh)

Walsh asked the CDC board for their input on their preference for prioritizing project phasing vs. project completion.

D. Parks & Recreation Monthly Report. (Walsh)

Walsh gave an update on the Parks and Recreation Department.

E. Board Member Updates Regarding Sub-Committee Meetings. (Walsh)

F. Discussion of Future Agenda Items. (Walsh)

CDC board recommended agenda items for future meetings.

IV. ACTION:

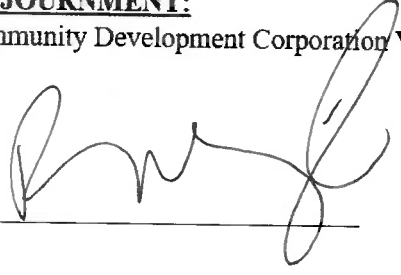
A. A. Minutes Approval:

1) Celina Community Development Corporation - Special Meeting - October 1, 2025, 6:00 PM.

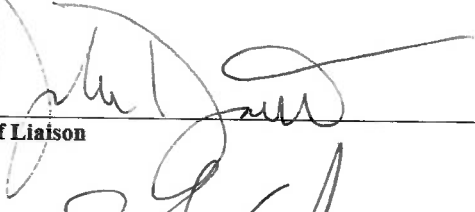
Upon a motion by Board Member Eberius and a second by Board Member Davis, the Celina Community Development Corporation voted five (5) for and none (0) opposed to approve the Meeting Minutes from the October 1, 2025, Regular Meeting of the Celina Community Development Corporation.

V. ADJOURNMENT:

Community Development Corporation Vice Chair Brown adjourned the meeting at 6:46 PM.



Chair



Staff Liaison

3/4/26

Date

