



Life Connected.

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:

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 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.

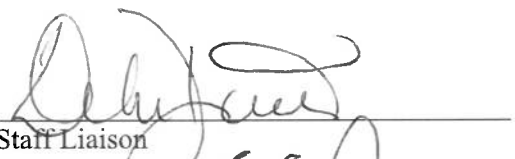
Upon a motion by Board Member Barton and a second by Board Member Phillips, the Celina Community Development Corporation voted four (4) for and none (0) opposed to approve the Meeting Minutes from the December 10, 2025, Regular Meeting of the Celina Community Development Corporation incorporating non-substantiative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

VI. ADJOURNMENT:

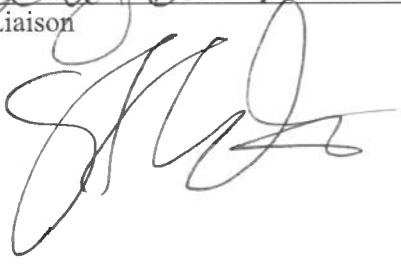
Board Member Eberius adjourned the meeting at 7:14 PM.



Chair



Staff Liaison



3/4/26

Date