



Life Connected.

MINUTES
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING
BOARD OF DIRECTORS
112 N COLORADO ST
TUESDAY, DECEMBER 2, 2025
12:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

President Bissett called the meeting to order at 12:01 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

Members Absent:

- Treasurer Shane Lambert

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 12:02 PM.

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 amendment to a economic development agreement for a business generally located at 322 W. Walnut St.
2. Discussion regarding an amendment to an economic development agreement for a business generally located at 300 N. Oklahoma Dr.
3. Discussion regarding an incentive application for a development generally located at 201 W. Walnut St.

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 12:38 PM.

IV. PRESENTATION:

A. Staff Updates

Due to a power outage, the item was postponed to the February 3, 2026 meeting.

V. WORKSESSION:

A. Discussion regarding the CEDC Development Navigator Program. (Satarino)

Anthony Satarino spoke regarding the item.

Ty Behringer spoke regarding the item.

VI. ACTION ITEM:

A. Regular EDC Board Meeting Minutes - November 4, 12:00pm

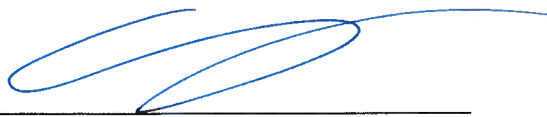
Upon a motion by Board Member Cody Hunter and a second by Vice President Andrew Donaldson, the Board voted six (6) for and none (0) opposed to approve the Regular EDC Board Meeting Minutes - November 4, 12:00pm. The motion carried 6-0.

B. Consider and act upon an Amendment to the Celina Economic Development Corporation's (CEDC) Budget which was adopted and approved by Council for fiscal year beginning October 1, 2025, and ending September 30, 2026, and make appropriations for each project, and account, by adopting an amended 2025-2026 budget for the CEDC reallocating funds between accounts. (Satarino)

Upon a motion by Board Member Ryan Wilcox and a second by Board Member Cody Hunter, the Board voted six (6) for and none (0) opposed to approve an Amendment to the Celina Economic Development Corporation's (CEDC) 2025-2026 budget and to reallocate funds between accounts. The motion carried 6-0.

VII. ADJOURNMENT:

President Bissett adjourned the meeting at 1:04 PM.



President

1-6-2026

Date