



Life Connected.

MINUTES  
ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, JANUARY 6, 2026  
12:00 PM

**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  
Treasurer Shane Lambert  
Board Member Cody Hunter  
Board Member Ryan Wilcox

**Members Absent:**

Board Member Rocky Hussman

**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 551.087** 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 received from a business prospect generally located at 3740 FM 1385.
2. Discussion regarding an incentive application received for a development generally located at the NWC of Punk Carter Pkwy and S. Coit Rd.
3. 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 12:48pm.

**IV. PRESENTATION:**

A. Staff Updates

Melissa Thomas spoke regarding the item.

Anthony Satarino spoke regarding the item.

**V. ACTION ITEM:**

A. Regular CEDC Board Meeting Minutes - December 2, 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 CEDC Board Meeting Minutes - December 2, 12:00pm. The motion carried 6-0.

B. Consider and act to approve an Amended and Restated Economic Development and Performance Agreement with Celina Pop, LLC. (Satarino)

Upon a motion by Treasurer Shane Lambert and a second by Board Member Ryan Wilcox, the Board voted six (6) for and none (0) opposed to approve an Amended and Restated Economic Development and Performance Agreement with Celina Pop, LLC. The motion carried 6-0.

C. Consider and act upon a Resolution adopting the Development Navigator Program.

Upon a motion by Vice President Andrew Donaldson and a second by Secretary Cindy Peters, the Board voted six (6) for and none (0) opposed to approve a Resolution adopting the Development Navigator Program. The motion carried 6-0.

**VI. WORKSESSION:**

A. 2025 CEDC year in review. (Satarino)

Anthony Satarino spoke regarding the item.

B. FY 25 year-end financial update. (Satarino)

Anthony Satarino spoke regarding the item.

Joshua McCarroll spoke regarding the item.

C. Discussion regarding the 2026 Joint Meeting between the CEDC Board and City Council. (Satarino)

Anthony Satarino spoke regarding the item.

**VII. ADJOURNMENT:**

President Bissett adjourned the meeting at 1:37 PM.

\_\_\_\_\_  
President

3-3-2026

\_\_\_\_\_  
Date