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AGENDA
COMMUNITY DEVELOPMENT CORPORATION
SPECIAL MEETING
CELINA ECONOMIC DEVELOPMENT CORPORATION
302 W. WALNUT STREET
MONDAY, MARCH 23, 2026
6:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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.

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 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 regarding Project Kingsmen.

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)

B. Minutes Approval:

1) Celina Community Development Corporation — Regular Meeting — March 4, 2026, 6:00 PM.

V. ADJOURNMENT:

The Celina Community Development Corporation further reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed herein, as authorized by the Texas Government Code, Chapter 551.

“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

Celina Economic Development Corporation 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
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:

CDC President Tingle called the meeting to order at 6:01 PM.

Members Present:

President Ray Tingle
Vice President Morgan Brown
Board Member Debra Davis
Board Member Mathew Eberius
Board Member Scott Snellings
Board Member Suzy Phillips

Members Absent:

Board Member Rebecca Barton

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.)

The CDC entered into Executive Session at 6:02 PM, CDC adjourned Executive Session and reconvened into Open Session at 6:47 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding Project Kingsmen.

III. OPEN FORUM:

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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.

IV. PUBLIC HEARING/ACTION:

CDC President Tingle opened public hearing at 6:48 PM. With no one wishing to speak, President Tingle closed public hearing at 6:48 PM.

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)

CDC President Tingle motioned to approve, Board member Snellings seconded, the CDC voted three (3) for and three (3) opposed. The motion failed. Board members Brown, Eberius, and Phillips opposed.

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)

Upon a motion by Board member Eberius and a second by Board member Brown, the Community Development Corporation voted six (6) for and none (0) opposed to approve the 5-year Parks Capital Improvements Program to the City Council

B. Minutes Approval:

1) Celina Community Development Corporation - Special Meeting - February 16, 2026, 6:00 PM.

Upon a motion by CDC President Tingle and a second by Board Member Eberius, the CDC voted six (6) for and none (0) opposed to approve the Meeting Minutes from the February 16, 2026, Special Meeting of the CDC.

VI. ADJOURNMENT:

Community Development Corporation President Tingle adjourned the meeting at 7:06 PM.

Chair

Staff Liaison

Date