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AGENDA  
COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
WEDNESDAY, APRIL 1, 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 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:

- A. Discussion regarding Project Earthman/Mosaic Land Swap.

**IV. PUBLIC HEARING/ACTION:**

- A. Conduct a Public Hearing to consider and act upon a Resolution approving and authorizing the exchange of the Earthman Property, generally located at the southwest corner of Carey Road and Smiley Road and funded with Type B sales tax funds, with Prosper ISD for property located north of W. Frontier Parkway, south of Carey Road and generally east of Smiley Road and west of the Mosaic development. (Stovall)
- B. Minutes Approval:
  - 1) Celina Community Development Corporation — Special Meeting — March 23, 2026, 6:00 PM.

**V. ADJOURNMENT:**

“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

City Council Chambers 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.



**CELINA CDC RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING A PROJECT TO EXCHANGE THE EARTHMAN PROPERTY OWNED BY THE CITY BUT FINANCED IN WHOLE OR IN PART WITH FUNDS OF THE CORPORATION, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF CAREY ROAD AND SMILEY ROAD AND FUNDED WITH TYPE B SALES TAX FUNDS, WITH PROSPER ISD FOR PROPERTY LOCATED NORTH OF W. FRONTIER PARKWAY, SOUTH OF CAREY ROAD AND GENERALLY EAST OF SMILEY ROAD AND WEST OF THE MOSAIC SO THAT THE PROPERTY TO BE ACQUIRED CAN ULTIMATELY BE DEVELOPED AS PART OF THE CITY'S PUBLIC PARK SYSTEM AND AUTHORIZING THE PRESIDENT OF THE CORPORATION TO EXECUTE DOCUMENTS NECESSARY FOR THE PROJECT, AND OTHER MATTERS INCIDENT AND RELATED THERETO; PROVIDING FOR NOTICE OF PROJECT EARTHMAN; PROVIDING FOR INCORPORATION OF PREMISES; FOR A SAVINGS/REPEALINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Celina Community Development Corporation (the "Corporation") exists to promote the development and expansion of new and expanded business enterprises with the city of Celina; and

**WHEREAS**, the City of Celina ("City") has approached the Corporation about exchanging the Earthman property owned by the City but financed in whole or in part with funds of the Corporation, generally located at the southwest corner of Carey Road and Smiley Road and funded with Type B sales tax funds, with Prosper ISD for property located north of W. Frontier Parkway, south of Carey Road and generally east of Smiley Road and west of the Mosaic so that the property to be acquired can ultimately be developed as part of the City's public park system; and

**WHEREAS**, the Board of Directors of the Corporation finds that approving the request to exchange property will ultimately improve the City's park system upon development by the City of the land to be acquired as a park; and

**WHEREAS**, a project known as Project Earthman, as defined in Section 2 below, was presented to the Board of Directors with such presentation detailing the use of the property to be acquired by the City as part of the public park system.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CELINA COMMUNITY DEVELOPMENT CORPORATION:**

**SECTION 1. Recitals Incorporated:** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board of Directors.

**SECTION 2: Approval of Project and Authority to Execute Project Documents.** The exchange the Earthman property, generally located at the southwest corner of Carey Road and Smiley Road and purchased with Type B sales tax funds, with Prosper ISD for property located north of W. Frontier Parkway, south of Carey Road and generally east of Smiley Road and west of the Mosaic is approved as a project (“Project Earthman”). The President of the Corporation is authorized to execute any and all documents necessary to legally effectuate and complete Project Earthman, including but not limited to contracts and documents required by the City of Celina, Prosper ISD or the title company for closing on the property exchange, and other matters incident and related thereto for and on behalf of the Corporation.

**SECTION 3: Project Expenditures and Notice.** The Corporation’s Secretary, or their designee, is hereby authorized to publish the 60-day notice of Project Earthman as required by Section 505.160 of the Texas Local Government Code. No funds of the Corporation shall be expended on Project Earthman until after the conclusion of the 60-day notice period and after execution of the project contract by all parties.

**SECTION 4: Savings/Repealing.** All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

**SECTION 5: Severability.** Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The Corporation hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 6: Open Meeting.** It is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Resolution was given, all as required by Chapter 551, as amended, Texas Government Code.

**SECTION 7: Effective Date.** This Resolution shall be in force and effect immediately upon final passage, and it is so resolved.

PASSED AND ADOPTED, this April 1, 2026.

CELINA COMMUNITY DEVELOPMENT  
CORPORATION

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary



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MINUTES  
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:**

Vice Chair Brown called the meeting to order at 6:03 PM.

**Members Present:**

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

**Members Absent:**

Chair Ray Tingle

II. **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.

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.)*

The CDC entered into Executive Session at 6:05 PM.

Texas Government Code Section 551.087 Deliberation of Economic Development Negotiations:

A. Discussion regarding Project Kingsmen.

The CDC adjourned Executive Session and reconvened into Open Session at 6:32 PM.

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)

Board member Brown motioned to deny the Resolution, Board member Phillips seconded, the Board voted four (4) in favor and two (2) opposed. The motion passed 4-2. Board member Davis and Board member

Snellings opposed.

B. Minutes Approval:

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

Upon a motion by Board Member Snellings and a second by Board Member Eberius, the CDC voted six (6) for and none (0) opposed to approve the Meeting Minutes from the March 4, 2026, Regular Meeting of the CDC.

V. **ADJOURNMENT:**

CDC Vice Chair Brown adjourned the meeting at 6:37 PM.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Staff Liaison

\_\_\_\_\_  
Date