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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:

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 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.

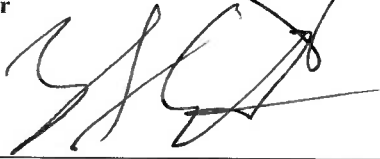
Upon a motion by Board Member Snellings and a second by Board Member Eberius, the CDC voted six (6) for and none (0) opposed to approve the Meeting Minutes from the March 4, 2026, Regular Meeting of the CDC.

V. ADJOURNMENT:

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



Chair



Staff Liaison

4-1-26

Date