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AGENDA
COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
WEDNESDAY, JUNE 3, 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. **WORK SESSION:**

- A. Budget and Financial Update.

V. **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 — Regular Meeting — April 1, 2026, 6:00 PM.

VI. **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.



Financial Update

June 3, 2026

Celina Community Development Corporation (CCDC) Meeting

Community Development Corporation (CDC)

Revenues, Expenditures, and Change in Fund Balance							
	2024-2025 Actual	2025-2026 Budget	2025-2026 Estimate	2026-2027 Next Budget Year	2027-2028 Projected	2028-2029 Projected	2029-2030 Projected
Fund Balance, Beginning of Year	\$ 6,233,998	\$ 7,643,129	\$ 7,659,389	\$ 8,855,486	\$ 10,951,829	\$ 12,661,185	\$ 14,478,750
Revenues							
Taxes	\$ 2,907,044	\$ 3,368,430	\$ 3,368,430	\$ 4,274,178	\$ 5,342,723	\$ 6,678,403	\$ 8,348,004
TIRZ Agreements	(120,293)	(144,352)	(144,352)	(173,222)	(207,866)	(249,440)	(299,327)
Miscellaneous Revenue							
Interest Income	290,346	300,000	300,000	332,081	410,694	474,794	542,953
Total Revenues	\$ 3,077,098	\$ 3,524,078	\$ 3,524,078	\$ 4,433,037	\$ 5,545,550	\$ 6,903,758	\$ 8,591,630
Total available resources less expenditures	\$ 9,311,095	\$ 11,167,207	\$ 11,183,468	\$ 13,288,523	\$ 16,497,379	\$ 19,564,943	\$ 23,070,379
Other Financing Sources (Uses)							
Transfers Out - Debt	\$ 1,651,706	\$ 2,327,981	\$ 2,327,981	\$ 2,336,694	\$ 2,336,194	\$ 2,333,694	\$ 2,130,344
Proposed CIP \$20M in FY 2027 CO Issuance		-	-	-	1,500,000	1,500,000	1,500,000
Proposed CIP \$16.7 in FY2028 CO Issuance						1,252,500	1,252,500
Total other financing sources (uses)	\$ (1,651,706)	\$ (2,327,981)	\$ (2,327,981)	\$ (2,336,694)	\$ (3,836,194)	\$ (5,086,194)	\$ (4,882,844)
Fund Balance, End of Year	\$ 7,659,389	\$ 8,839,226	\$ 8,855,486	\$ 10,951,829	\$ 12,661,185	\$ 14,478,750	\$ 18,187,535
CDC - Existing Debt 2013 series	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
CDC - Existing Debt 2019 series	820,456	819,656	819,656	822,656	824,656	820,656	822,056
CDC - Existing Debt 2023 series	631,250	630,750	630,750	634,750	633,000	635,750	632,750
CDC - Existing Debt 2025 series	-	677,575	677,575	679,288	678,538	677,288	675,538
Agent Fees							
	\$ 1,651,706	\$ 2,327,981	\$ 2,327,981	\$ 2,336,694	\$ 2,336,194	\$ 2,333,694	\$ 2,130,344

Community Development Corporation(CDC) Issued Debt



- **2013 Issuance**
Park Improvements (ending in 2029)
- **2019 Issuance**
Expand and Improve Old Celina Park
- **2023 Issuance**
Purchase Earthman Property
- **2025 Issuance**
Wilson Creek Park Phase 1



TIRZ 11 Agreement



Established December 12, 2017

Property Tax and Sales Tax Sources

Participation and Rates:

Property Tax

Celina - 100%

Collin County 50%

Sales Tax

EDC - 1/2 of 0.5% Sales Tax

CDC - 1/2 of 0.5% Sales Tax



Thank You!

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 June 3, 2026.

CELINA COMMUNITY DEVELOPMENT
CORPORATION

President

ATTEST:

Secretary



Life Connected.

MINUTES
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:

Chair Tingle called the meeting to order at 6:02 PM.

Members Present:

- Chair Ray Tingle
- Vice Chair Morgan Brown
- Board Member Mathew Eberius
- Board Member Rebecca Barton
- Board Member Scott Snellings
- Board Member Suzy Phillips

Members Absent:

- Board Member Debra Davis

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 6:03 pm, CDC adjourned Executive Session and reconvened into Open Session at 6:34 PM.

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:

CDC President Tingle opened public hearing at 6:36 PM. With no one wishing to speak, Board President Tingle closed public hearing at 6:36 PM.

Member Barton motioned to table, Brown seconded, the Board voted six (6) for and zero (0) opposed. The motion was tabled.

- 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.

Upon a motion by Board member Eberius and a second by Brown, the CDC voted six (6) for and none (0) opposed to approve the Meeting Minutes from the March 23, 2026, Special Meeting of the CDC.

V. **ADJOURNMENT:**

Community Development Corporation Chair Tingle adjourned the meeting at 6:38 PM.

Chair

Staff Liaison

Date