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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:

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 6:03 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

6-3-26