



CORINTH ECONOMIC DEVELOPMENT CORPORATION

(CEDC)

Monday, June 1, 2026 at 6:00 PM

City Hall | 3300 Corinth Parkway

A. STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this 1st day of June 2026, the Corinth Economic Development Corporation (CEDC) of the City of Corinth, Texas, met at 6:00 P.M. at Corinth City Hall, located at 3300 Corinth Parkway, Corinth, Texas. The meeting date, time, place, and purpose as required by Title 5, Subtitle A, Chapter 551, Subchapter C, Section 551.041, Government Code, with the following members, to wit:

PRESENT

Chair Nick Kokoron
Vice Chair Melanie Moore
Director Michael Lane
Director David Gilligan
Director Randy Clark
Director Janie Mann

OTHERS PRESENT

Melissa Dailey, Director of Community & Economic Development
Sarah Rhodes, Planning Coordinator

CALL TO ORDER

Chair Kokoron called the meeting to order at 6:00 P.M.

B. CITIZENS COMMENTS

Please limit your comments to three minutes. Comments about any of the published agenda items are appreciated by the Board and may be taken into consideration at this time or during that agenda item.

No citizen comments were made.

C. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should a Board Member desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act on the minutes from the regular meeting held on April 6, 2026.
2. Consider and act on the financial report for the month ending March 2026.

Vice Chair Moore motioned to approve the Consent Agenda as presented, seconded by Director Clark.

Voting Yea: Chair Kokoron, Vice Chair Moore, Director Lane, Director Gilligan, Director Clark, Director Mann

D. PUBLIC HEARING

3. Conduct a public hearing to consider testimony and act on a project of the Corinth Economic Development Corporation to include the acquisition of property for the purpose of promoting economic development.

Consideration of this item was postponed to follow the Closed Session.

E. BUSINESS AGENDA

4. Receive a report and hold a discussion regarding the Economic Development monthly update.

Staff presented the monthly update and answered questions from the Board.

5. Hold a discussion and provide staff direction on priorities for the FY27 Economic Development Fund budget.

Staff gathered input from the Board on providing funding for a gateway project in the FY27 budget. The Board expressed concern about the scale of investment required for a gateway project but indicated that they may be interested in pursuing the project in collaboration with Tax Increment Reinvestment Zone #2.

6. Discuss the assignment of the Corinth Square North development to Corinth Square Mixed, LLC.

Staff gave an overview of the request to assign the developmental rights and responsibilities for Corinth Square North to Corinth Square Mixed, LLC and answered questions from the Board.

F. REPORTS AND UPDATES

The purpose of this section is to allow each Board Member the opportunity to provide general updates and/or comments to fellow Board Members, the public, and/or staff on any issues or future events.

Chair Kokoron recessed the meeting into Closed Session at 6:28 PM.

G. CLOSED SESSION**

In accordance with Chapter 551, Texas Government Code, Section 551.001, et seq., (the “Texas Open Meetings Act”), the Board will recess into Closed Session (closed meeting) to discuss the following items. Any necessary final action or vote will be taken in public by the Board in accordance with this agenda.

Section 551.072 - Real Estate. To deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Section 551.087 - Economic Development. To deliberate or discuss regarding commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect.

- a. 5700 Block of I-35E

G. RECONVENE IN OPEN SESSION TO TAKE ACTION, IF NECESSARY, ON CLOSED SESSION ITEMS

Chair Kokoron reconvened the meeting into Open Session at 6:54 PM.

Chair Kokoron opened the public hearing at 6:55 PM to consider testimony on a project of the Corinth Economic Development Corporation to include the acquisition of property for the purpose of promoting economic development.

Chair Kokoron closed the public hearing at 6:55 PM; no members of the public were present.

Vice Chair Moore motioned to approve a project of the Corinth Economic Development Corporation to include the acquisition of property more commonly identified as 5790 South Interstate 35E, and to include the assignment of a land purchase contract for \$2,127,425; contingent upon approval by the Tax Increment Reinvestment Zone #2 Board to reimburse the CEDC over a five-year period for half of the total land acquisition cost.

H. ADJOURN

Chair Kokoron adjourned the meeting at 6:56 P.M.



Sarah Rhodes
Planning Coordinator
City of Corinth, Texas