

****PUBLIC NOTICE****



**CORINTH ECONOMIC DEVELOPMENT CORPORATION
(CEDC)**

Monday, August 04, 2025 at 6:00 PM

City Hall | 3300 Corinth Parkway

A. CALL TO ORDER

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.

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 July 7, 2025.

D. PUBLIC HEARING

2. Conduct a public hearing to consider testimony and act on a project of the Corinth Economic Development Corporation for the demolition of structures at 1212 & 1218 North Corinth Street.

E. BUSINESS AGENDA

3. Receive a report and hold a discussion regarding the Economic Development monthly update.
4. Discuss, consider, and act on making a recommendation for the Downtown Corinth brand.
5. Discuss, consider, and act on the CEDC Business Booth Program.
6. Review and act on the proposed FY26 Economic Development Fund budget.

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.

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 551.087 - 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. Bootleggers.
- b. Realty Capital.

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

I. ADJOURN

**The Board reserves the right to recess into closed session at any time during the course of this meeting to discuss any of the matters posted on this agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Section 551.071, "Consultation with Attorney" for the purpose of receiving legal advice.

Posted on this 1st day of August 2025, at 11:30 A.M., on the bulletin board at Corinth City Hall.



Melissa Dailey, AICP, CEcD, CNU-A
Director of Community & Economic Development
City of Corinth, Texas



CITY OF CORINTH

Staff Report

Meeting Date:	8/4/2025	Title:	Minutes July 2025
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		

Items/Captions

Consider and act on the minutes from the regular meeting held on July 7, 2025.

Item Summary/Background/Prior Action

Attached are the minutes, in draft form, and are not considered official until formally approved by the CEDC.

Staff Recommendation/Motion

Staff recommends approval of the minutes.



CORINTH ECONOMIC DEVELOPMENT CORPORATION (CEDC)

Monday, July 07, 2025 at 6:00 PM

City Hall | 3300 Corinth Parkway

A. STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this 7th day of July 2025, 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
Secretary Ashley Ingle
Director Andrea Brainard
Director Randy Clark
Director Michael Lane
Director Janie Mann

OTHERS PRESENT

Melissa Dailey, Director of Community & Economic Development
Emma Crotty, Economic Development 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 meetings held on April 7, 2025, May 5, 2025, and June 2, 2025.
2. Consider and act on the financial reports for the months ending April & May 2025.

Vice Chair Moore motioned to approve the Consent Agenda. Seconded by Secretary Ingle.

Voting Yea: Chair Kokoron, Vice Chair Moore, Secretary Ingle, Director Brainard, Director Clark, Director Lane, Director Mann

D. BUSINESS AGENDA

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

Staff shared a monthly update with the Board and answered questions.

4. Receive an update and hold a discussion regarding the Downtown Branding project.

Staff notified the Board that a second opinion survey was going to be sent to the sub-committee within the week and further discussions would be held to finalize the options.

5. Hold a discussion regarding vendor opportunities at City of Corinth events and potential assistance options from the CEDC.

The Board discussed the concept of providing vendor opportunities at little or no cost to eligible vendors through the CEDC's City event sponsorship. To be discussed at the next meeting following further research and development by Staff.

6. Review the results of the Corinth Business Survey.

The Board was presented with the responses from the recent Corinth Business Survey and discussed follow-up activities.

7. Hold a discussion to consider a potential amendment to the FY25 Economic Development Fund budget.

Staff shared the need to repurpose funds to cover a pending project, to be acted on at the next meeting.

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.

Director Clark shared that the Lake Cities Chamber of Commerce will be hosting their Discover Lake Cities Bus Tour on July 31st.

Chair Kokoron recessed the meeting into Closed Session at 6:58 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 551.087 - 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. Chapter 380 Agreement – Realty Capital, LLC.
- b. Millennium.
- c. Bootleggers.

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

Chair Kokoron reconvened the meeting into Open Session at 7:17 PM. No action was taken on Closed Session items.

I. ADJOURN

Chair Kokoron adjourned the meeting at 7:17 P.M.



Emma Crotty
Economic Development Coordinator
City of Corinth, Texas

DRAFT



CITY OF CORINTH

Staff Report

Meeting Date:	8/4/2025	Title:	Public Hearing 1212 & 1218 N Corinth St
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Conduct a public hearing to consider testimony and act on a project of the Corinth Economic Development Corporation for the demolition of structures at 1212 & 1218 North Corinth Street.

Item Summary/Background/Prior Action

The FY25 Economic Development Fund budget includes \$70,000 for the demolition and clearing of structures at 1212 North Corinth Street, which was acquired by the CEDC in early 2024. The CEDC has since acquired the adjacent property at 1218 North Corinth Street, which also has structures that need be demolished and cleared, following the commencement of FY25. Both properties are components to a Chapter 380 Agreement that requires this work to be completed within the next calendar year.

The initial funds budgeted to demolish 1212 North Corinth Street were thought to be sufficient to also cover the cost of demolishing 1218 North Corinth Street. However, further assessment of the structures revealed the presence of asbestos that require additional mitigation and protection precautions as part of the demolition process. This has increased the respective demolition costs for both properties beyond the originally budgeted amount. The EDC has enough funds to repurpose towards the increased project cost (~\$123K) without a formal budget amendment and the expenditure will go before the City Council on August 7th for their final approval.

Texas Local Government Code Sec. 505.159 stipulates that a Type B EDC will hold at least one public hearing on a proposed project. Furthermore, a Type B EDC may not undertake that project until sixty days after a notice has been given and no petition requesting an election for that project has been received per Texas Local Government Code Sec. 505.160.

A notice of the project and public hearing was published in the local newspaper on May 24, 2025.

Staff Recommendation/Motion

Staff recommends that the Board act to approve a project of the Corinth Economic Development Corporation for the demolition of structures at 1212 & 1218 North Corinth Street.



CITY OF CORINTH Staff Report

Meeting Date:	8/4/2025	Title:	Business Item Economic Development Monthly Update
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		

Item/Caption

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

Item Summary/Background/Prior Action

The Economic Development staff will provide the Board with a monthly update of the activities held since the last CEDC Meeting.

Staff Recommendation/Motion

The information provided is for discussion purposes only.



CITY OF CORINTH

Staff Report

Meeting Date:	8/4/2025	Title:	Business Item Downtown Brand
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Discuss, consider, and act on making a recommendation for the Downtown Corinth brand.

Item Summary/Background/Prior Action

Earlier this year, the City entered into an agreement with consultants MIG, Inc. for the development of a downtown brand and corresponding gateway element through the use of authorized funds in the FY25 Economic Development Fund budget. The project methodology included the use of a sub-committee comprised of representatives from the CEDC, City Council, and Planning & Zoning Commission to provide streamlined stakeholder input. Input from the public, Staff, and other elected and appointed officials was solicited through an engagement day early in the project.

The committee has reviewed several iterations of brand designs that were developed by the consultant using their feedback as well as feedback received through the aforementioned engagement day. After reviewing the most recent survey results from the committee, three concepts have been identified as the top choices to present to the CEDC and City Council for a final decision.

Staff is requesting that the Board now rank the final three concepts and make a unified suggestion to the City Council for their final approval at their August 21, 2025 meeting.

Staff Recommendation/Motion

Identify a group ranking of the final three Downtown Brand designs and make a recommendation to the Corinth City Council accordingly.



CITY OF CORINTH Staff Report

Meeting Date:	8/4/2025	Title:	Business Item Business Booth Program
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Discuss, consider, and act on the CEDC Business Booth Program.

Item Summary/Background/Prior Action

The Board had previously discussed exploring opportunities to leverage resources to encourage more local vendors to participate in City of Corinth events. Staff met internally to further explore this idea and is now proposing the attached CEDC Business Booth program.

The Business Booth Program is designed to provide businesses who have not previously participated in City events with the opportunity to promote and/or sell their goods and services at a sponsor booth funded by the CEDC. Funding options for the program are readily available in the current and proposed Economic Development budget.

Before proceeding with further implementation of the program, Staff is now requesting the Board to review and provide input on the draft guidelines and application as presented.

Staff Recommendation/Motion

Staff recommends that the Board provide Staff direction on any proposed revisions to the program and direct implementation of the program accordingly.

CEDC Business Booth Program

Overview

The Corinth Economic Development Corporation's Business Booth program provides a one-time opportunity for eligible businesses to host a booth at a City of Corinth special event with all vendor fees waived. Businesses will be able to directly promote themselves to event attendees while experiencing what it is like to be a vendor at special events with a significantly reduced cost. This program is intended to provide a unique opportunity for supporting local Corinth businesses and strengthen relations between the CEDC, City, and community at large.

Eligibility

Applications will be reviewed by City Staff and the CEDC to determine eligibility using the guidelines outlined below.

1. No Previous Participation – Eligible business will have **not** previously participated at a City of Corinth event. This program is intended for first-time vendors only.
2. Location – Eligible businesses must be located in the City of Corinth. This includes businesses with commercial store fronts and home-based businesses.
3. City Values – Eligible businesses will reflect the City's mission, values, and vision for special events. Examples of entities that are typically deemed ineligible include, but are not limited to individuals, organizations, and/or businesses who represent religious or political views, candidates, and campaigns, and whose primary products or services are derived from the sale of tobacco, liquor, drugs, firearms, gambling, or sexually explicit or inappropriate materials. Beer and wine sales are permitted per the additional requirements stated in the guidelines below.

The City and CEDC reserve the right to accept or reject applications based on these guidelines and any other factors deemed appropriate.

Guidelines

The City of Corinth hosts around 8-10 special events each year that are generally targeted at families with activities and entertainment for all ages. City Staff will work with each business to find the special event that best fits their schedule and compliments the goods and/or services they offer on a first come, first serve basis. Prior to the event, Staff will also connect the business with the City's special events team to assist with day-of coordination.

Use of Booth: Businesses may utilize the booth to sell goods or promote a service per the City's vendor requirements and the program guidelines. Businesses only promoting

a service are encouraged to bring additional giveaway items or other materials to engage visitors.

Beer & Wine Sales: Beer and wine sales are permitted if the vendor has an existing TABC license. Vendors selling beer and wine must also receive a special event license through the TABC ([Temporary Event Approval Form](#)) and a letter of approval from the City Manager at least 10 days prior to the event. Before approving a beer and wine vendor through the Business Booth Program, Staff will also need to verify there is no conflict with another pre-scheduled vendor selling a similar product.

Sales Tax Reporting: Any taxable sales made by the business while using the booth will be subject to the City of Corinth's sales tax rate in addition to the State sales tax rate.

Booth Specs: The CEDC will provide a 10x10 booth space that includes a table, two chairs, and a tent. Businesses are welcome to provide their own booth materials and furniture. Access to electricity can be coordinated on a case-by-case basis depending on the event and needs of the business. More information on booth specs and access can be found online at <https://www.cityofcorinth.com/special-events/page/event-vendor-opportunities>.

Food Trucks: Vendors operating a food truck will be provided with a 10x20 space. Access to electricity is not provided. Mobile food vendors are subject to additional health and safety requirements that can be found online at <https://www.cityofcorinth.com/fire-services/page/mobile-food-vehicle-permits>.

Health & Safety Inspections: Businesses subject to additional health and safety inspections depending on the goods and services offered will still be responsible for covering the associated inspection fees. Staff will assist with identifying any necessary inspections for participating businesses upon acceptance of their application.

Future Events: Businesses accepted to the program will only be allowed to participate once to allow other eligible Corinth businesses the opportunity to use the booth. If a business wishes to engage in future City events, they will be subject to the City's event fees and standard vendor application process. Information on event participation opportunities outside of this program is available online at <https://www.cityofcorinth.com/special-events>.

Cancellation/No Show Policy: The CEDC requires a minimum 48-hour cancellation notice for program participants. If a vendor "no shows", they will be subject to City event policy and not invited to return for future events.

CEDC Business Booth Program Application

Business Name: _____

Business Address: _____

Business TIN/EIN: _____

Contact Name: _____

Contact Phone Number: _____

Contact Email: _____

Please provide a brief description of the goods and services that you are looking to sell and/or promote through the Business Booth Program: _____

If you are selling food or beverages, please attach or describe your event menu below.
If you have a food truck, please note which side of the vehicle you will be serving out of:

Note: The City of Corinth only permits beer and wine sales; no liquor. Businesses selling beer and wine need to have a current TABC license and adhere to all applicable state and local regulations.

Will you need the City to provide any booth furniture? If yes, please circle what you will need: Table (x1) Chairs (x2) Tent (x1)

By submitting this application and signing below, you acknowledge that you have read and understood the CEDC Business Booth Program's eligibility requirements and guidelines.

Applicant Signature

Date



CITY OF CORINTH

Staff Report

Meeting Date:	8/4/2025	Title:	Business Item FY26 Budget
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input type="checkbox"/> Attracting Quality Development		

Item/Caption

Review and act on the proposed FY26 Economic Development Fund budget.

Item Summary/Background/Prior Action

The proposed FY26 Economic Development Fund budget does not include any major change requests from the FY25 budget. Significant projects include pursuing the development of a gateway element and wayfinding signage for Downtown Corinth.

A notice for items in the proposed budget considered as Economic Development projects per Chapters 501 and 505 of the Texas Local Government Code has been issued and a corresponding public hearing is scheduled as part of the EDC's regular meeting on October 6, 2025 to coincide with the beginning of FY26.

Staff Recommendation/Motion

Staff recommends that the Board approve the budget as presented and recommend approval to the City Council.

ECONOMIC DEVELOPMENT SALES TAX FUND

DESCRIPTION

The Development Corporation Act of 1979 authorizes a city to adopt a sales tax for Economic Development. Any incorporated city can impose this form of tax. Revenues must be turned over to a development corporation formed to act on behalf of the city in carrying out programs related to a wide variety of projects, including parks and business development. In the November 2002 election, the 1/2% Economic Development Sales Tax was passed, with collections beginning in January 2005.

NOTABLE BUDGET CHANGES

- Economic Development: No notable budget changes.

	2023-24 ACTUALS	2024-25 BUDGET	2024-25 ESTIMATE	2025-26 BASE	BUDGET CHANGES	2025-26 PROPOSED
RESOURCE SUMMARY						
Sales Tax	\$ 1,263,178	\$ 1,328,927	\$ 1,461,820	\$ 1,534,911	\$ -	\$ 1,534,911
Investment Income	119,614	115,629	96,014	91,200	-	91,200
Interest Income	10,556	9,700	5,043	4,800	-	4,800
Transfers	-	-	-	-	-	-
Gains on Sale of Assets	-	-	-	-	-	-
TOTAL REVENUES	\$ 1,393,348	\$ 1,454,256	\$ 1,562,877	\$ 1,630,911	\$ -	\$ 1,630,911
Use of Fund Balance	1,070,285	1,128,020	918,905	-	-	-
TOTAL	\$ 2,463,633	\$ 2,582,276	\$ 2,481,782	\$ 1,630,911	\$ -	\$ 1,630,911

EXPENDITURE BY CATEGORY						
Personnel	\$ 86,884	\$ 197,105	\$ 119,811	\$ 105,510	\$ -	\$ 105,510
Professional Fees	27,282	262,454	262,454	175,820	-	175,820
Maintenance	10,580	171,524	171,524	171,650	-	171,650
Operations	3,550	27,700	4,500	27,700	-	27,700
Technology	212	8,200	8,200	2,700	-	2,700
Capital Outlay	1,830,517	1,403,201	1,403,201	-	-	-
Debt Service	-	-	-	-	-	-
Transfers	504,608	512,092	512,092	489,521	-	489,521
TOTAL EXPENDITURES	\$ 2,463,633	\$ 2,582,276	\$ 2,481,782	\$ 972,901	\$ -	\$ 972,901

PERSONNEL SUMMARY						
EDC	2.00	2.00	2.00	2.00	(1.00)	1.00
TOTAL	2.00	2.00	2.00	2.00	(1.00)	1.00