

****PUBLIC NOTICE****



**CORINTH ECONOMIC DEVELOPMENT CORPORATION
(CEDC)**

Monday, March 02, 2026 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 February 2, 2026.
2. Consider and act on the financial reports for the months ending December 2025 and January 2026.

D. BUSINESS AGENDA

3. Receive a report and hold a discussion regarding the Economic Development monthly update.
4. Hold a discussion on the Downtown Corinth gateway elements.

E. 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.

F. 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.

- a. 5700 Block of S I-35E

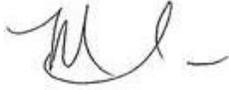
Section 551.087 - Economic Development. To deliberate or discuss regarding commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations;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

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

H. 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 24th day of February 2026, at 11 AM, on the bulletin board at Corinth City Hall.



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

February 24, 2026

Date of Notice



CITY OF CORINTH Staff Report

Meeting Date:	3/2/2026	Title: Minutes February 2, 2026
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 February 2, 2026.

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, February 2, 2026 at 6:00 PM

City Hall | 3300 Corinth Parkway

**A. STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH**

On this 2nd day of February 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 Janie Mann
Director Heath Schadegg
Director Michael Lane

ABSENT

Director David Gilligan
Director Randy Clark

OTHERS PRESENT

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

CALL TO ORDER

Chair Kokoron called the meeting to order at 6:01 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 January 5, 2026.

Vice Chair Moore motioned to approve the Consent Agenda, seconded by Director Schadegg.

Voting Yea: Chair Kokoron, Vice Chair Moore, Director Mann, Director Lane, Director Schadegg

D. BUSINESS AGENDA

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

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

3. Consider and act on a project of the Corinth Economic Development Corporation to include the conveyance of land for economic development purposes as described in the Chapter 380 Agreement with Kairos Communities Partners LLC and the City of Corinth and to include the transfer of properties owned by the Corinth EDC to the City in furtherance of economic development and public purposes subject to performance conditions set forth within the Performance Agreement, and to authorize the execution of all necessary documents associated with this project including property deeds.

Staff gave an overview of the project and answered questions from the Board.

Vice Chair Moore motioned to approve the project of the Corinth Economic Development Corporation, seconded by Director Lane.

Voting Yea: Chair Kokoron, Vice Chair Moore, Director Mann, Director Lane, Director Schadegg

E. 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 6:12 PM.

F. 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.

- a. Post Oak Dr. at I-35E
- b. Chapter 380 Agreement – Kairos Communities Partners, LLC

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.

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

Chair Kokoron reconvened the meeting into Open Session at 6:25.

Director Lane motioned to approve the Amended Chapter 380 Economic Development Incentive Agreement between the City of Corinth, Corinth Economic Development Corporation, and Kairos Communities Partners, LLC. Seconded by Director Schadegg.

Voting Yea: Chair Kokoron, Vice Chair Moore, Director Mann, Director Lane, Director Schadegg

H. ADJOURN

Chair Kokoron adjourned the meeting at 6:25 P.M.



Sarah Rhodes
 Planning Coordinator
 City of Corinth, Texas



CITY OF CORINTH Staff Report

Meeting Date:	3/2/2026	Title:	Financials December 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		

Item/Caption

Consider and act on the financial reports for the months ending December 2025 and January 2026.

Item Summary/Background/Prior Action

Attached are the financial reports for the months ending December 2025 and January 2026.

Staff Recommendation/Motion

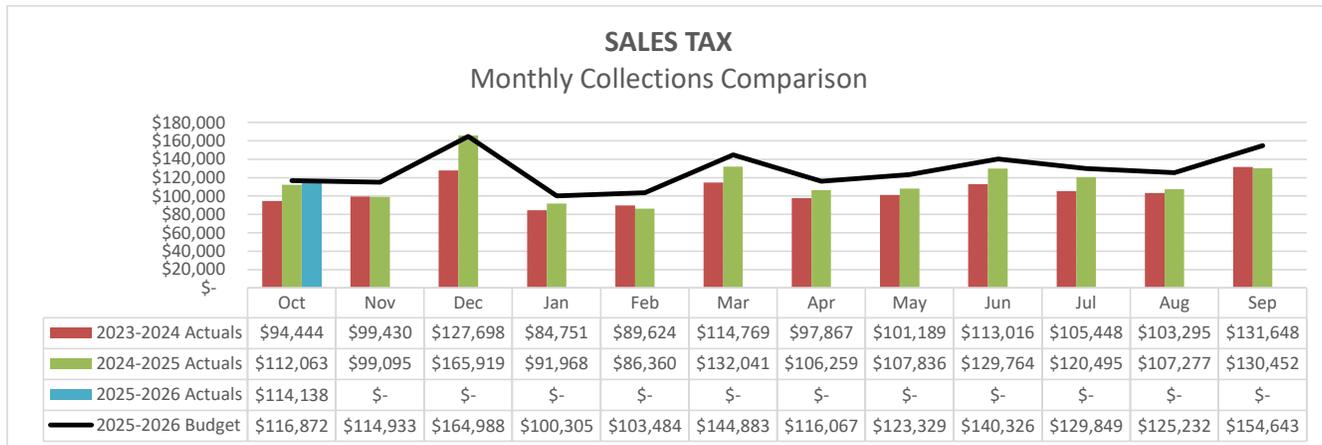
Staff recommends approval of the financial reports as presented.



City of Corinth
Corinth Economic Development Corporation

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)
 For the Period End December 2025

	Current Fiscal Year, 2025-2026					Prior Year
	Budget FY 2025-2026	Dec-2025 Actual	Year-to- Date Actual	Y-T-D Variance	Y-T-D % of Budget	Dec-2024 Y-T-D Actual
RESOURCES						
Sales Tax (.50¢)	\$ 1,534,911	\$ 114,138	\$ 114,138	\$ (1,420,773)	7.4%	\$ 112,063
Interest Income	4,800	360	744	(4,056)	15.5%	1,517
Investment Income	91,200	816	6,423	(84,777)	7.0%	26,453
Miscellaneous Income	-	-	-	-	0.0%	-
Gain/Loss on Fixed Asset	-	-	-	-	0.0%	-
Transfers In	-	-	-	-	0.0%	-
TOTAL ACTUAL RESOURCES	\$ 1,630,911	\$ 115,315	\$ 121,304	\$ (1,509,607)	7.4%	\$ 140,034
Use of Fund Balance	-	-	-	-	-	-
TOTAL RESOURCES	\$ 1,630,911	\$ 115,315	\$ 121,304			\$ 140,034
EXPENDITURES						
Personnel	\$ 132,110	\$ 14	\$ 57	\$ (132,053)	0.0%	20,357
Professional Fees	175,820	7,724	8,475	(167,345)	4.8%	1,279
Maintenance & Operations	171,650	-	624	(171,026)	0.4%	13,000
Supplies	990	-	-	(990)	0.0%	58
Utilities & Communication	2,810	-	2,808	(2)	99.9%	2,800
Vehicles/Equipment & Fuel	-	-	-	-	0.0%	-
Capital Outlay	-	-	-	-	0.0%	-
Debt Service	-	-	-	-	0.0%	-
Transfers	489,521	-	489,521	-	100.0%	512,092
TOTAL EXPENDITURES	\$ 972,901	\$ 7,738	\$ 501,486	\$ (471,415)	51.5%	\$ 549,587
EXCESS/(DEFICIT)	\$ 658,010	\$ 107,576	\$ (380,181)			\$ (409,553)
Beginning Fund Balance As October 2025			\$ 2,377,655			
Ending Fund Balance As December 2025			\$ 1,997,474			



SALES TAX VARIANCE	Actual to Budget (%)	-2.3%	Current Yr to Prior Yr (%)	1.9%
	Actual to Budget (\$)	(\$2,734)	Current Yr to Prior Yr (\$)	\$2,075

KEY TRENDS

<u>Resources</u>	<u>Expenditures</u>
Sales Tax - As required by the Government Accounting Standards Board, sales tax is reported for the month it is collected by the vendor. December revenues are remitted to the City in February. Sales Tax received in December represents October collections.	Transfer Out includes \$2,497 to the Technology Replacement Fund for the future purchases of computers, \$57,598 for cost allocation to the General Fund, and \$429,426 to the General Debt Service Fund for their bond debt payment.

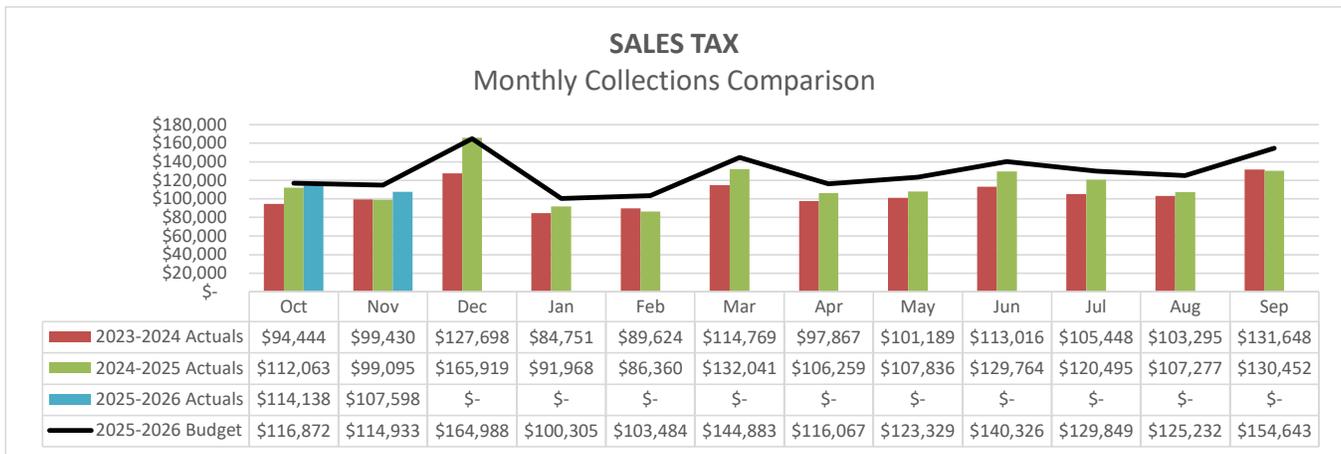


City of Corinth
Corinth Economic Development Corporation

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited)
 For the Period End January 2026

	Current Fiscal Year, 2025-2026					Prior Year
	Budget FY 2025-2026	Jan-2026 Actual	Year-to- Date Actual	Y-T-D Variance	Y-T-D % of Budget	Jan-2025 Y-T-D Actual
RESOURCES						
Sales Tax (.50¢)	\$ 1,534,911	\$ 107,598	\$ 221,736	\$ (1,313,175)	14.4%	\$ 211,158
Interest Income	4,800	274	1,017	(3,783)	21.2%	1,798
Investment Income	91,200	719	7,142	(84,058)	7.8%	34,723
Miscellaneous Income	-	-	-	-	0.0%	-
Gain/Loss on Fixed Asset	-	-	-	-	0.0%	-
Transfers In	-	-	-	-	0.0%	-
TOTAL ACTUAL RESOURCES	\$ 1,630,911	\$ 108,591	\$ 229,895	\$ (1,401,016)	14.1%	\$ 247,679
Use of Fund Balance	-	-	-	-	-	-
TOTAL RESOURCES	\$ 1,630,911	\$ 108,591	\$ 229,895			\$ 247,679
EXPENDITURES						
Personnel	\$ 132,110	\$ 14	\$ 71	\$ (132,039)	0.1%	30,830
Professional Fees	175,820	17,324	25,799	(150,021)	14.7%	2,429
Maintenance & Operations	171,650	1,500	2,124	(169,526)	1.2%	13,505
Supplies	990	-	-	(990)	0.0%	58
Utilities & Communication	2,810	-	2,808	(2)	99.9%	2,800
Vehicles/Equipment & Fuel	-	-	-	-	0.0%	-
Capital Outlay	-	-	-	-	0.0%	-
Debt Service	-	-	-	-	0.0%	-
Transfers	489,521	-	489,521	-	100.0%	512,092
TOTAL EXPENDITURES	\$ 972,901	\$ 18,839	\$ 520,324	\$ (452,577)	53.5%	\$ 561,714
EXCESS/(DEFICIT)	\$ 658,010	\$ 89,752	\$ (290,429)			\$ (314,034)

Beginning Fund Balance As October 2025 **\$ 2,377,655**
 Ending Fund Balance As January 2026 **\$ 2,087,226**



SALES TAX VARIANCE
 Actual to Budget (%) **-4.3%** Current Yr to Prior Yr (%) **5.0%**
 Actual to Budget (\$) **(\$10,069)** Current Yr to Prior Yr (\$) **\$10,577**

KEY TRENDS

Resources	Expenditures
Sales Tax - As required by the Government Accounting Standards Board, sales tax is reported for the month it is collected by the vendor. January revenues are remitted to the City in March. Sales Tax received in January represents November collections.	Transfer Out includes \$2,497 to the Technology Replacement Fund for the future purchases of computers, \$57,598 for cost allocation to the General Fund, and \$429,426 to the General Debt Service Fund for their bond debt payment.



CITY OF CORINTH Staff Report

Meeting Date:	3/2/2026	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:	3/2/2026	Title:	Business Item Downtown Corinth Gateway Elements
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 checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

Hold a discussion on the Downtown Corinth gateway elements.

Item Summary/Background/Prior Action

In 2025, the City entered into an agreement with consultants MIG, Inc. for the development of Downtown Corinth branding elements, including gateway options. Funds were approved in the FY24-25 Economic Development budget for this project. The gateway design options developed by MIG, Inc. followed the concept of the Downtown logo recommended by the CEDC and approved by the City Council.

The CEDC recommended approval of the gateway elements concept at the January 5, 2026 regular meeting which was presented to the City Council at the February 19, 2026 workshop. Following discussion, the City Council recommended approval of the concept with modifications. Staff will present the concept with proposed modifications.