

****PUBLIC NOTICE****



**CORINTH ECONOMIC DEVELOPMENT CORPORATION
(CEDC)**

Monday, November 04, 2024 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 meeting held on October 7, 2024.

D. BUSINESS AGENDA

2. Receive a report and hold a discussion regarding the Economic Development monthly update.
3. Hold a discussion regarding site due diligence for City and CEDC-owned properties.
4. Hold a discussion and provide Staff direction on the production of an updated aerial map.

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.

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.

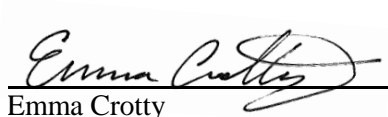
- Downtown Corinth.
- Millennium.
- Realty Capital – Chapter 380 Agreement.
- Wolverine – Chapter 380 Agreement.

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 1st day of November 2024, at 11:30 A.M., on the bulletin board at Corinth City Hall.



Emma Crotty
Economic Development Coordinator
City of Corinth, Texas



CITY OF CORINTH Staff Report

Meeting Date:	11/4/2024	Title: Minutes October 7, 2024
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 minutes from the meeting held on October 7, 2024.

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, October 07, 2024 at 6:00 PM

City Hall | 3300 Corinth Parkway

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

On this 7th day of October 2024, 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

Vice Chair Melanie Moore
Secretary Nick Kokoron
Director Ashley Ingle
Director Michael Lane
Director Janie Mann

ABSENT

Director Andrea Brainard
Director Randy Clark

OTHERS PRESENT

Melissa Dailey, Director of Planning & Development
Emma Crotty, Economic Development Coordinator & Management Assistant

CALL TO ORDER

Vice Chair Moore called the meeting to order at 6:03 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 meeting held on September 16, 2024.
2. Consider and act on the financial report for the month ending August 2024.

Motion made by Secretary Kokoron to approve the consent agenda. Seconded by Vice Chair Moore.

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

D. BUSINESS AGENDA

3. Receive nominations and elect officers to serve as Chair, Vice Chair, and Secretary of the Corinth Economic Development Corporation.

The Board discussed nominations. Motion made by Secretary Kokoron to appoint Secretary Kokoron as Chair, reinstate Vice Chair Moore as Vice Chair, and appoint Director Ingle as Secretary. Seconded by Vice Chair Moore.

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

4. Receive a report and hold a discussion regarding the Economic Development Monthly Update.

City Staff Crotty presented the monthly update to the Board and answered questions.

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.

Vice Chair Moore recessed the meeting into Closed Session at 6:44 P.M.

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.

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.

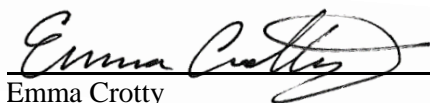
- a. Project “Downtown Corinth”
- b. Realty Capital – Chapter 380 Agreement
- c. Fairfield Inn & Suites – Chapter 380 Agreement
- d. Wolverine Interests – Chapter 380 Agreement

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

Vice Chair Moore reconvened the meeting into Regular Session at 7:45 P.M.

H. ADJOURN

Vice Chair Moore adjourned the meeting at 7:45 P.M.



Emma Crotty
Economic Development Coordinator
City of Corinth, Texas



CITY OF CORINTH Staff Report

Meeting Date:	11/4/2024	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:	11/4/2024	Title:	Business Item Site Due Diligence
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 regarding site due diligence for City and CEDC-owned properties.

Item Summary/Background/Prior Action

The CEDC has allocated funds in FY 2025 for site due diligence. This budget item is intended to support efforts relating to the evaluation of City and CEDC-owned properties, particularly those in the downtown area, to understand existing conditions and potential constraints for future development opportunities on those sites.

Staff would like to hold a discussion with the Board to determine how these funds will be specifically utilized as we continue to explore opportunities for downtown development.

Staff Recommendation/Motion

The information provided is for discussion purposes only.



CITY OF CORINTH Staff Report

Meeting Date:	11/4/2024	Title:	Business Item Aerial Map
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

Hold a discussion and provide Staff direction on the production of an updated aerial map.

Item Summary/Background/Prior Action

The CEDC has allocated funds in FY 2025 for producing an updated aerial map. In 2022, the City produced an aerial map that included information about current zoning, demographics, and future development. Since then, several items have changed that warrant an updated version of the map to be produced. Previous discussions have indicated potentially taking a different approach to the format and content of the aerial map and there are several options the Board may consider.

Staff would like to hold a discussion with the Board to gather a better understanding of the content and format for an updated aerial map before proceeding with finalizing options.

Staff Recommendation/Motion

The information provided is for discussion purposes only.