



**CORINTH ECONOMIC DEVELOPMENT CORPORATION  
(CEDC)**

**Monday, February 05, 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 January 08, 2024.

**D. BUSINESS AGENDA**

2. Receive a report and hold a discussion regarding the Economic Development monthly update.
3. Hold a discussion regarding ICSC Red River and outcomes from the event.

**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 551.071 - Legal Advice.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

**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.

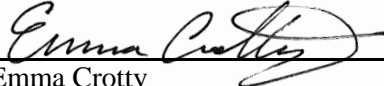
- a. Update on the Realty Capital project and Chapter 380 Agreement.
- b. Update on the Wolverine Interests project and Chapter 380 Agreement.

**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 2nd day of February 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

<b>Meeting Date:</b>	2/5/2024	<b>Title:</b>	Minutes   January 08, 2024
<b>Strategic Goals:</b>	<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 January 08, 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, January 08, 2024 at 6:00 PM**

**City Hall | 3300 Corinth Parkway**

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

On this 8th day of January 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**

Chair Grady Ray  
Vice Chair Melanie Moore  
Secretary Nick Kokoron  
Director Andrea Brainard  
Director Randy Clark  
Director Michael Lane  
Director Ashley Ingle

### **OTHERS PRESENT**

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

### **CALL TO ORDER**

Chair Ray 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 meeting held on November 06, 2023.
2. Consider and act on the minutes from the joint City Council and CEDC meeting held on November 14, 2023.

3. Consider and act on the financial reports for the months ending September 2023, October 2023, and November 2023.

Motion made by Vice Chair Moore to approve all items on the consent agenda. Seconded by Director Brainard.

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

#### **D. BUSINESS AGENDA**

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

City Staff Crotty presented the monthly updates and answered questions from the Board.

5. Discuss the structure for the Music Friendly Texas advisory board.

The Board discussed the initial composition of the Music Friendly Texas (MFT) Advisory Board. It was generally agreed to have the Economic Development Corporation Board serve as the MFT Board until more regular agendas are established and volunteers to serve on the advisory board can be found.

6. Consider and act on quotes to conduct an analysis of all current and upcoming single-family residential units in the City of Corinth's primary trade area.

Motion made by Vice Chair Moore to accept the quote from Residential Strategies, Inc. for conducting an analysis of single family units in the primary trade area. Seconded by Director Ingle.

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

#### **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.

No reports or updates received.

Chair Ray recessed the meeting into Closed Session at 6:45 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 551.071 - Legal Advice.** (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; and/or (2) a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflict with Chapter 551.

**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. Chapter 380 Agreement with Wolverine Interests.

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

Chair Ray reconvened the meeting into Regular Session at 6:51 P.M.

**H. ADJOURN**

Chair Ray adjourned the meeting at 6:51 P.M.

---

Emma Crotty  
Economic Development Coordinator  
City of Corinth, Texas



## CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	2/5/2024	<b>Title:</b>	Business Item   Economic Development Monthly Update
<b>Strategic Goals:</b>	<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 during the month of January/February.

### Staff Recommendation/Motion

The information provided is for discussion purposes only.



## CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	2/5/2024	<b>Title:</b>	Business Item   ICSC Red River
<b>Strategic Goals:</b>	<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 regarding ICSC Red River and outcomes from the event.

### Item Summary/Background/Prior Action

Staff will provide a recap of events from ICSC Red River and facilitate a discussion with the Board to review outcomes and next steps.

### Staff Recommendation/Motion

The information provided is for discussion purposes only.