

****PUBLIC NOTICE****



**CORINTH ECONOMIC DEVELOPMENT CORPORATION
(CEDC)**

Monday, October 06, 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 September 8, 2025.

2. Consider and act on the financial report for the month ending August 2025.

D. BUSINESS AGENDA

3. Receive nominations and act on electing a Chair for the Corinth Economic Development Corporation.

4. Receive nominations and act on electing a Vice-Chair for the Corinth Economic Development Corporation.

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

6. Consider and act on selecting a design for the Business Booth Program signage.

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.

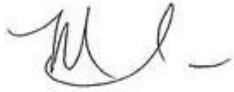
Section 551.087 - Economic Development. To deliberate or discuss regarding commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations;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

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 October 2025, at 5:00 P.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:	10/6/2025	Title:	Minutes September 8, 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 September 8, 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, September 08, 2025 at 6:00 PM

City Hall | 3300 Corinth Parkway

A. STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this 8th day of September 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
Director Michael Lane
Director Janie Mann

ABSENT

Director Andrea Brainard
Director Randy Clark
Secretary Ashley Ingle

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 meeting held on August 4, 2025.
2. Consider and act on the minutes from the special meeting held on August 26, 2025.
3. Consider and act on the financial reports for the months ending June & July 2025.

Vice Chair Moore motioned to approve the Consent Agenda. Seconded by Director Lane.

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

D. BUSINESS AGENDA

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

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

5. Receive a report and hold a discussion regarding the Lake Cities Chamber of Commerce Business Roundtable event.

Staff presented the upcoming Lake Cities Chamber of Commerce Business Roundtable and the intent to use budgeted Economic Development Fund monies to provide free attendance to all Corinth businesses who sign. The item was presented for discussion purposes only.

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

The Board reviewed the revised program guidelines following the input they gave at the previous regular meeting. Staff made note of additional minor adjustments and discussed rolling out the program with the Board.

Vice Chair Moore motioned to approve the program with the new conditions as discussed. Seconded by Director Lane.

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

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 6:37 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.

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.

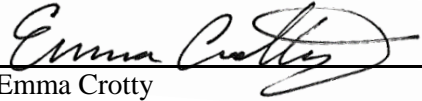
- a. Bootleggers.

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

Chair Kokoron reconvened the meeting into Open Session at 6:51 PM. No action was taken on Closed Session items.

H. ADJOURN

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



Emma Crotty
Economic Development Coordinator
City of Corinth, Texas

DRAFT



CITY OF CORINTH

Staff Report

Meeting Date:	10/6/2025	Title:	Financials August 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 report for the month ending August 2025.

Item Summary/Background/Prior Action

Attached is the financial report for the months ending August 2025.

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 August 2025

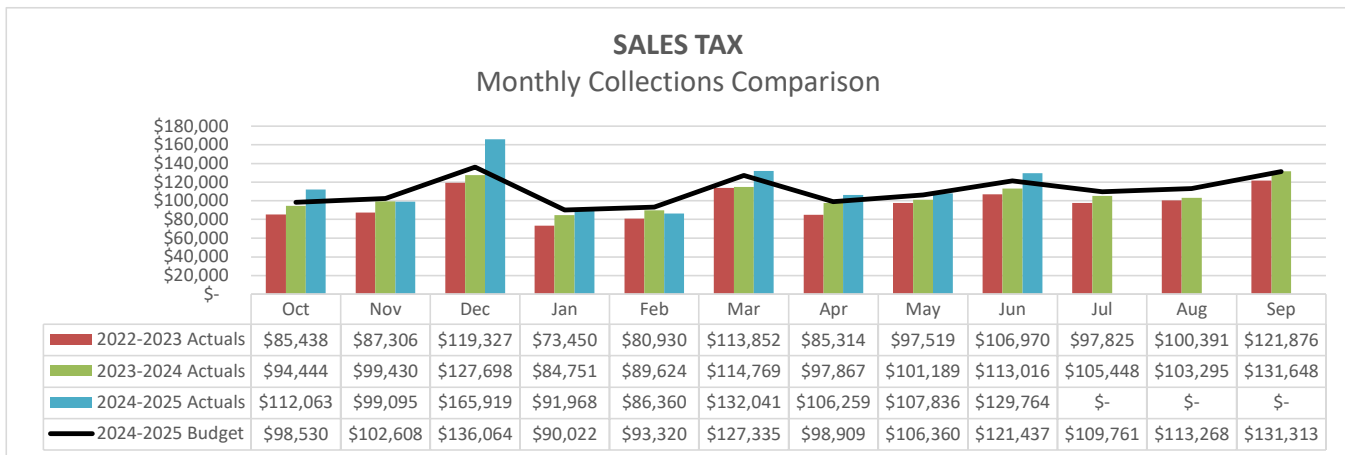
	Current Fiscal Year, 2024-2025					Prior Year
	Budget FY 2024-2025	Aug-2025 Actual	Year-to- Date Actual	Y-T-D Variance	Y-T-D % of Budget	Aug-2024 Y-T-D Actual
RESOURCES						
Sales Tax (.50¢)	\$ 1,328,927	\$ 129,764	\$ 1,031,305	\$ (297,622)	77.6%	\$ 922,786
Interest Income	9,700	378	4,304	(5,396)	44.4%	9,783
Investment Income	115,629	2,963	79,412	(36,217)	68.7%	111,369
Miscellaneous Income	-	-	-	-	0.0%	-
Gain/Loss on Fixed Asset	-	-	-	-	0.0%	-
Transfers In	-	-	-	-	0.0%	-
TOTAL ACTUAL RESOURCES	\$ 1,454,256	\$ 133,105	\$ 1,115,021	\$ (339,235)	76.7%	\$ 1,043,938
Use of Fund Balance	1,128,020	-	1,128,020			
TOTAL RESOURCES	\$ 2,582,276	\$ 133,105	\$ 2,243,041			\$ 1,043,938
EXPENDITURES						
Personnel	223,805	\$ 10,650	\$ 87,708	\$ (136,097)	39.2%	81,899
Professional Fees	262,454	2,945	48,137	(214,317)	18.3%	26,622
Maintenance & Operations	171,524	863	15,216	(156,308)	8.9%	9,611
Supplies	1,000	-	111	(889)	11.1%	145
Utilities & Communication	8,200	-	4,403	(3,797)	53.7%	212
Vehicles/Equipment & Fuel	-	-	-	-	0.0%	-
Capital Outlay	1,403,201	-	1,403,201	(0)	100.0%	-
Debt Service	-	-	-	-	0.0%	-
Transfers	512,092	-	512,092	-	100.0%	504,608
TOTAL EXPENDITURES	\$ 2,582,276	\$ 14,458	\$ 2,070,868	\$ (511,408)	80.2%	\$ 623,097
EXCESS/(DEFICIT)	\$ -	\$ 118,647	\$ 172,172			\$ 420,841

Beginning Fund Balance As October 2024

\$ 3,118,736

Ending Fund Balance As August 2025

\$ 2,162,888



SALES TAX VARIANCE

Actual to Budget (%)

5.8%

Current Yr to Prior Yr (%)

11.8%

Actual to Budget (\$)

\$56,721

Current Yr to Prior Yr (\$)

\$108,519

KEY TRENDS

Resources

Sales Tax - As required by the Government Accounting Standards Board, sales tax is reported for the month it is collected by the vendor. August revenues are remitted to the City in October. Sales Tax received in August represents June collections.

Expenditures

Transfer Out includes \$2,074 to the Technology Replacement Fund for the future purchases of computers, \$78,333 for cost allocation to the General Fund, and \$431,685 to the General Debt Service Fund for their bond debt payment.



CITY OF CORINTH Staff Report

Meeting Date:	10/6/2025	Title:	Business Item Chair
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 nominations and act on electing a Chair for the Corinth Economic Development Corporation.

Item Summary/Background/Prior Action

Per the CEDC bylaws, the Board must appoint a new Chair upon the expiration of the current Chair's one-year term. The new Chair of the Board will serve a one-year term beginning October 2025 and concluding October 2026. This individual will namely be responsible for presiding over all meetings of the Board, in addition to other duties as described in Section 5.2 of the CEDC bylaws.

Staff Recommendation/Motion

Staff recommends that the Board make a nomination for a member to serve as Chair and act to elect them.



CITY OF CORINTH Staff Report

Meeting Date:	10/6/2025	Title:	Business Item Vice-Chair
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 nominations and act on electing a Vice-Chair for the Corinth Economic Development Corporation.

Item Summary/Background/Prior Action

Per the CEDC bylaws, the Board must appoint a new Vice-Chair upon the expiration of the current Vice-Chair's one-year term. The new Vice-Chair of the Board will serve a one-year term beginning October 2025 and concluding October 2026. This individual will namely be responsible for presiding over all meetings of the Board in the absence of the Chair, in addition to other duties as described in Section 5.3 of the CEDC bylaws.

Staff Recommendation/Motion

Staff recommends that the Board make a nomination for a member to serve as Vice-Chair and act to elect them.



CITY OF CORINTH Staff Report

Meeting Date:	10/6/2025	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:	10/6/2025	Title:	Business Item Business Booth Signage
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 selecting a design for the Business Booth Program signage.

Item Summary/Background/Prior Action

Staff will present options for a sign to be displayed as part of the CEDC's Business Booth Program. The intent of the sign is that it will be displayed at each event as part of the booth to bring public awareness of the program and advertise to the opportunity to other eligible businesses.

Staff Recommendation/Motion

Staff recommends that the Board select an option or provide further direction and act to have the top choice printed.