

\*\*\*\*PUBLIC NOTICE\*\*\*\*



**TAX INCREMENT REINVESTMENT ZONE #2**

**Thursday, June 11, 2026 at 5:30 PM**

**City Hall | 3300 Corinth Parkway**

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**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 May 26, 2026.

**D. BUSINESS AGENDA**

2. Consider and act on a project of the Tax Increment Reinvestment Zone No. 2 to reimburse the Corinth Economic Development Corporation for the acquisition of property for the purpose of promoting economic development and to authorize the execution of all necessary documents associated with this project.

**E. 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 Executive 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 551.072 - Real Estate.** To deliberate the purchase, exchange, lease, or value of real property if deliberations 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 has received from a business prospect 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 project.

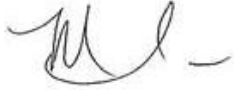
- a. 5790 S I-35E

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

**G. ADJOURN**

\*\*The Board reserves the right to recess into executive 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 4th day of June 2026, at 12 P.M., on the bulletin board at Corinth City Hall.



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

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June 4, 2026  
Date of Notice



**CITY OF CORINTH**  
**Staff Report**

<b>Meeting Date:</b>	6/11/2026	<b>Title:</b>	Minutes   May 26, 2026
<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 regular meeting held on May 26, 2026.

**Item Summary/Background/Prior Action**

Attached are the minutes, in draft form, and are not considered official until formally approved by the TIRZ No. 2 Board of Directors.

**Staff Recommendation/Motion**

Staff recommends approval of the minutes.



## TAX INCREMENT REINVESTMENT ZONE NO. 2

Tuesday, May 26, 2026 at 5:30 PM

City Hall | 3300 Corinth Parkway

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

On this 26th day of May 2026, the Tax Increment Reinvestment Zone No. 2 Board of the City of Corinth, Texas, met at 5:30 PM 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**

Bill Heidemann, Chair, City of Corinth Appointee  
Scott Garber, Mayor, City of Corinth Appointee  
Sam Burke, Mayor Pro Tem, City of Corinth Appointee  
Kelly Sayre, Denton County Nominated  
Rina Maloney, Denton County Appointee  
Robert Novinsky, Denton County Nominated

**OTHERS PRESENT**

Melissa Dailey, Director of Community and Economic Development  
Scott Campbell, City Manager  
Sarah Rhodes, Planning Coordinator

**CALL TO ORDER**

Chair Heidemann called the meeting to order at 5:30 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**

1. Consider and act on the minutes from the regular meeting held on May 19, 2022.

Mayor Garber motioned to approve the Consent Agenda as presented, seconded by Director Burke.

Voting Yea: Garber, Burke, Heidemann, Maloney, Novinsky, Sayre

**D. BUSINESS AGENDA**

2. Receive a staff report providing an overview of the Tax Increment Reinvestment Zone No. 2 (TIRZ No. 2).

Melissa Dailey, Director of Community and Economic Development, gave an overview of Tax Increment Reinvestment Zone No. 2 and answered questions from the Board.

3. Receive an update on the current development projects in TIRZ No. 2.

Dailey gave an overview of the development projects located within Tax Increment Reinvestment Zone No. 2 and answered questions from the Board.

Chair Heidemann recessed the meeting into Closed Session at 6:07 PM.

**E. 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 I-35E

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

Chair Heidemann reconvened the meeting into Open Session at 6:35 PM.

No action was taken on Closed Session items.

**G. ADJOURN**

Chair Heidemann adjourned the meeting at 6:35 PM.

Approved by the TIRZ No. 2 Board on the \_\_\_\_ day of \_\_\_\_\_ 2026.



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Sarah Rhodes  
Planning Coordinator  
City of Corinth, Texas



# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	6/11/2026	<b>Title:</b>	Business Agenda   5790 S I-35E
<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 a project of the Tax Increment Reinvestment Zone No. 2 to reimburse the Corinth Economic Development Corporation for the acquisition of property for the purpose of promoting economic development and to authorize the execution of all necessary documents associated with this project.

**Item Summary/Background/Prior Action**

This project involves the acquisition of real property by the Corinth Economic Development Corporation (CEDC), with a reimbursement from Tax Increment Reinvestment Zone No. 2 for half of the total purchase price, or \$1,063,712.50, over a five-year period. This project is intended to promote economic development by fostering retail and commercial growth with a focus on expanding the City’s sales tax base. The subject property is generally described as follows:

- An approximate 2.67-acre tract of land being situated in the City of Corinth, Denton County, Texas and being a part of the L. Bates Survey, TR 30 and more commonly identified as 5790 S I-35.

On June 1, 2026 the CEDC approved the project to include the acquisition of property for the purpose of promoting economic development, contingent upon approval by the TIRZ #2 Board for reimbursement over a five-year period for half of the total land acquisition cost.

**Staff Recommendation/Motion**

Staff recommends that the Board act to approve a project of the Tax Increment Reinvestment Zone No. 2 to enter into an agreement to reimburse the Corinth Economic Development Corporation half of the total land acquisition cost, or \$1,063,712.50, over a five-year period, for a property more commonly identified as 5790 South Interstate 35E, for the purpose of promoting economic development and authorize the execution of all necessary documents associated with this project.