



**CORINTH ECONOMIC DEVELOPMENT CORPORATION  
(CEDC)**

**Monday, February 02, 2026 at 6:00 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 January 5, 2026.

**D. BUSINESS AGENDA**

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

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

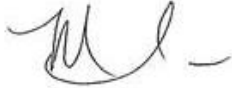
**Section 551.087 - Economic Development.** To deliberate or discuss regarding commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development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

**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 23<sup>rd</sup> day of January 2026, at 10 A.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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January 23, 2026  
Date of Notice



## CITY OF CORINTH

### Staff Report

<b>Meeting Date:</b>	2/2/2026	<b>Title:</b>	Minutes   January 5, 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		

#### Items/Captions

Consider and act on the minutes from the regular meeting held on January 5, 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, January 5, 2026 at 6:00 PM**

**City Hall | 3300 Corinth Parkway**

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

On this 5th day of January 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 Randy Clark  
Director David Gilligan  
Director Janie Mann  
Director Michael Lane  
Director Heath Schadegg

### **OTHERS PRESENT**

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

### **CALL TO ORDER**

Chair Kokoron called the meeting to order at 6:00 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 December 1, 2025
2. Consider and act on the financial reports for the months ending September, October and November 2025.

Director Gilligan made a motion to approve the Consent Agenda, seconded by Vice Chair Moore.

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

#### **D. PUBLIC HEARING**

3. Conduct a public hearing to consider testimony 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.

Chair Kokoron opened the public hearing at 6:03 PM; no members of the public were present.

Chair Kokoron closed the public hearing at 6:03 PM.

No Motion was made.

#### **E. BUSINESS AGENDA**

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

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

5. Hold a discussion and consider acting on providing a recommendation to the City Council on a potential design for Downtown Corinth gateway elements.

Staff presented alternative designs for the Downtown Corinth gateway elements, following the input given at the previous regular session.

Director Mann made a motion to recommend approval of the Downtown Corinth gateway elements concept, seconded by Director Schadegg.

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

#### **F. 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 6:36 PM.

#### **G. 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

**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.

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

Chair Kokoron reconvened the meeting into Open Session at 6:46 PM.

No action was taken on Closed Session items.

**I. ADJOURN**

Chair Kokoron adjourned the meeting at 6:46 P.M.



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Sarah Rhodes  
Planning Coordinator  
City of Corinth, Texas



## CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	2/2/2026	<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 since the last CEDC Meeting.

### Staff Recommendation/Motion

The information provided is for discussion purposes only.



## CITY OF CORINTH

### Staff Report

<b>Meeting Date:</b>	2/2/2026	<b>Title:</b>	Business Item   Kairos Performance Agreement
<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 checked="" type="checkbox"/> Attracting Quality Development		

#### Item/Caption

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.

#### Item Summary/Background/Prior Action

This project is intended to promote downtown development while fulfilling the obligations outlined in the Chapter 380 Agreement. The EDC will transfer property ownership to facilitate a consolidated sale.

Texas Local Government Code Sec. 505.159 stipulates that a Type B EDC will hold at least one public hearing on a proposed project. Furthermore, a Type B EDC may not undertake that project until sixty days after a notice has been given and no petition requesting an election for that project has been received per Texas Local Government Code Sec. 505.160.

A notice of the project was published in the local newspaper on December 13, 2025. A Public Hearing was held at the January 5, 2026 regular meeting.

#### Staff Recommendation/Motion

Staff recommends that the Board act to approve 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.