****PUBLIC NOTICE****



CORINTH ECONOMIC DEVELOPMENT CORPORATION (CEDC)

Monday, September 08, 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 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.

D. BUSINESS AGENDA

- 4. Receive a report and hold a discussion regarding the Economic Development monthly update.
- 5. Receive a report and hold a discussion regarding the Lake Cities Chamber of Commerce Business Roundtable event.
- <u>6.</u> Discuss, consider, and act on the CEDC Business Booth Program.

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.

a. Bootleggers.

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 3rd day of September 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



Meeting Date:	9/8/2025 Title:	Minutes August 4, 2025
Strategic Goals:	☐ Resident Engagement	
	☐ Health & Safety ☐ R	Regional Cooperation
Itama/Cantiana		

Items/Captions

Consider and act on the minutes from the regular meeting held on August 4, 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, August 04, 2025 at 6:00 PM

City Hall | 3300 Corinth Parkway

A. STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this 4th day of August 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
Secretary Ashley Ingle – late, 6:04 PM
Director Andrea Brainard
Director Randy Clark
Director Michael Lane
Director Janie Mann

ABSENT

Vice Chair Melanie Moore

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 July 7, 2025.

Director Brainard motioned to approve the Consent Agenda. Seconded by Director Lane.

Voting Yea: Chair Kokoron, Director Brainard, Director Clark, Director Lane, Director Mann

D. PUBLIC HEARING

2. Conduct a public hearing to consider testimony and act on a project of the Corinth Economic Development Corporation for the demolition of structures at 1212 & 1218 North Corinth Street.

Chair Kokoron opened the public hearing at 6:01 PM; no members of the public were present.

Chair Kokoron closed the public hearing at 6:01 PM.

Director Lane motioned to approve the project of the Corinth Economic Development Corporation. Seconded by Director Clark.

Voting Yea: Chair Kokoron, Director Brainard, Director Clark, Director Lane, Director Mann

E. BUSINESS AGENDA

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

Staff shared a monthly update with the Board and answered questions.

4. Discuss, consider, and act on making a recommendation for the Downtown Corinth brand.

Staff presented the final three Downtown Brand options and facilitated a polling exercise to identify a top choice from the Board. Upon further discussion, the Board expressed interest in seeing color variations for their top two options before recommending a final decision to the City Council. Staff proposed sending out a poll to the Board with alternative color options and using the top choice from that poll to inform the final recommendation of the Board to Council.

Director Kokoron made a motion to utilize the results of the proposed remote poll, including the redesign of the top two options, and make the top result of that poll the recommendation of the CEDC for the Downtown Brand to Council. Seconded by Director Mann.

Voting Yea: Chair Kokoron, Secretary Ingle, Director Brainard, Director Clark, Director Lane, Director Mann

Note: To comply with Open Meeting requirements, a remote poll was not issued and instead the Board provided input at a special meeting held on August 26th, 2025.

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

Staff presented draft guidelines for the proposed Business Booth Program and answered questions from the Board. Additional questions regarding program funding and applicant selection were posed and required additional research from Staff and subsequent revisions to the program guidelines.

Director Kokoron motioned to table the item to a future meeting. Seconded by Secretary Ingle.

Voting Yea: Chair Kokoron, Secretary Ingle, Director Brainard, Director Clark, Director Lane, Director Mann

Review and act on the proposed FY26 Economic Development Fund budget.

Staff presented the proposed FY26 Economic Development Fund budget and answered general questions from the Board.

Director Brainard motioned to approve the budget. Seconded by Director Clark.

Voting Yea: Chair Kokoron, Secretary Ingle, Director Brainard, Director Clark, Director Lane, Director Mann

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 7:10 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.

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.
- b. Realty Capital.

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

Chair Kokoron reconvened the meeting into Open Session at 7:14 PM. No action was taken on Closed Session items.

I. ADJOURN

Chair Kokoron adjourned the meeting at 7:14 P.M.

Emma Crotty

Economic Development Coordinator

City of Corinth, Texas



Meeting Date:	9/8/2025 Title:	Minutes August 26, 2025
Strategic Goals:	☐ Resident Engagement	☐ Proactive Government ☐ Organizational Development
	☐ Health & Safety ☐ R	egional Cooperation
T4/C 42	•	

Items/Captions

Consider and act on the minutes from the special meeting held on August 26, 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) SPECIAL MEETING

Tuesday, August 26, 2025 at 6:00 PM

City Hall | 3300 Corinth Parkway

A. STATE OF TEXAS COUNTY OF DENTON CITY OF CORINTH

On this 26th day of August 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 Secretary Ashley Ingle Director Andrea Brainard Director Randy Clark Director Michael Lane

ABSENT

Director Janie Mann

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. BUSINESS AGENDA

1. Consider and act on the Downtown Corinth Brand and make a recommendation to the Corinth City Council

Staff shared the final Downtown Brand options with the Board and facilitated a polling exercise to determine the top choice. The Board considered the poll results and determined the brand they would like to recommend to the City Council for adoption.

Director Brainard motioned to recommend option 1a to the City Council. Seconded by Vice Chair Moore.

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

D. ADJOURN

Chair Kokoron adjourned the meeting at 6:14 P.M.

Emma Crotty

Economic Development Coordinator

City of Corinth, Texas



Meeting Date:	9/8/2025 Title:	Financials June & July 2025
Strategic Goals:	☐ Resident Engagement	☐ Proactive Government ☐ Organizational Development
	☐ Health & Safety ☐ R	egional Cooperation
T. /C /	•	

Item/Caption

Consider and act on the financial reports for the months ending June & July 2025.

Item Summary/Background/Prior Action

Attached are the financial reports for the months ending June & July 2025.

Staff Recommendation/Motion

Staff recommends approval of the financial reports as presented.

CORINTH

City of Corinth

Corinth Economic Development Corporation

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited) For the Period End June 2025

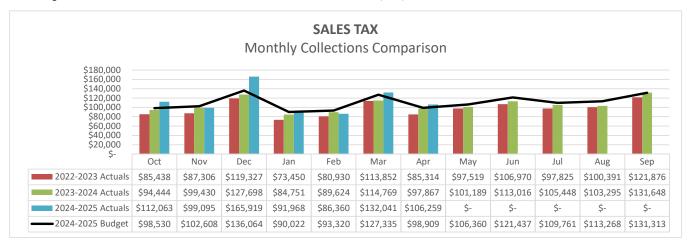
	Current Fiscal Year, 2024-2025						Prior Year			
	FY	Budget ′ 2024-2025		Jun-2025 Actual		Year-to- Date Actual	Y-T-D Variance	Y-T-D % of Budget		Jun-2024 Y-T-D Actual
RESOURCES Sales Tax (.50¢) Interest Income Investment Income Miscellaneous Income Gain/Loss on Fixed Asset	\$	1,328,927 9,700 115,629	\$	106,259 129 7,666 -	\$	793,706 3,443 73,514 -	\$ (535,221) (6,257) (42,115) -	59.7% 35.5% 63.6% 0.0% 0.0%	\$	708,582 7,856 93,552 -
Transfers In	_					-	 -	0.0%	_	-
TOTAL ACTUAL RESOURCES Use of Fund Balance	\$	1,454,256 1,128,020	\$	114,054 -	\$	870,663 1,128,020	\$ (583,593)	59.9%	\$	809,990
TOTAL RESOURCES	\$	2,582,276	\$	114,054	\$	1,998,683			\$	809,990
EXPENDITURES Personnel Professional Fees		223,805 262,454	\$	7,908 21,570	\$	69,685 44,382	\$ (154,120) (218,072)	31.1% 16.9%		65,480 24,323
Maintenance & Operations Supplies Utilities & Communication		171,524 1,000 8,200		- - 103		14,274 58 4,403	(157,250) (942) (3,797)	8.3% 5.8% 53.7%		8,061 145 212
Vehicles/Equipment & Fuel Capital Outlay Debt Service		1,403,201 -		- - -		- 1,403,201 - 512,003	(0)	0.0% 100.0% 0.0%		- 1,830,517 - 504,608
Transfers TOTAL EXPENDITURES	\$	512,092 2,582,276	\$	29,581	\$	512,092 2,048,095	\$ (534,181)	79.3%	\$	504,608 2,433,346
EXCESS/(DEFICIT)	\$	-	\$	84,473	\$	(49,412)			\$	(1,623,357)

Beginning Fund Balance As October 2024

\$ 3,118,736

Ending Fund Balance As June 2025

\$ 1,941,303



SALES TAX VARIANCE

Actual to Budget (%)
Actual to Budget (\$)

6.3% \$46,919 Current Yr to Prior Yr (%) Current Yr to Prior Yr (\$) 12.0% \$85,125

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. June revenues are remitted to the City in August. Sales Tax received in June represents April 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.

CORINTH

City of Corinth

Corinth Economic Development Corporation

Schedule of Revenues & Expenditures - Budget vs Actual (Unaudited) For the Period End July 2025

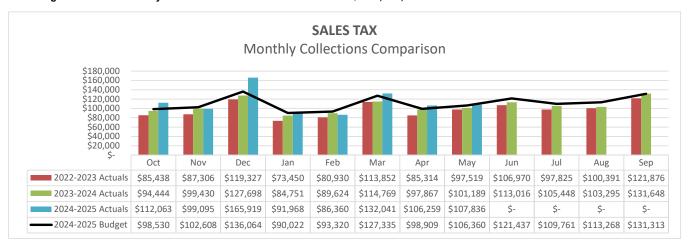
	Current Fiscal Year, 2024-2025							Prior Year		
	FY	Budget / 2024-2025		Jul-2025 Actual		Year-to- Date Actual	Y-T-D Variance	Y-T-D % of Budget		Jul-2024 Y-T-D Actual
RESOURCES Sales Tax (.50¢) Interest Income Investment Income Miscellaneous Income Gain/Loss on Fixed Asset Transfers In	\$	1,328,927 9,700 115,629 - -	\$	107,836 483 2,934 - -	\$	901,542 3,926 76,448 - - -	\$ (427,385) (5,774) (39,181) - -	67.8% 40.5% 66.1% 0.0% 0.0%	\$	809,770 8,889 101,981 - - -
TOTAL ACTUAL RESOURCES	\$	1,454,256	\$	111,253	\$	981,916	\$ (472,340)	67.5%	\$	920,640
Use of Fund Balance		1,128,020		-		1,128,020				
TOTAL RESOURCES	\$	2,582,276	\$	111,253	\$	2,109,936			\$	920,640
EXPENDITURES Personnel Professional Fees Maintenance & Operations Supplies Utilities & Communication Vehicles/Equipment & Fuel Capital Outlay Debt Service Transfers		223,805 262,454 171,524 1,000 8,200 - 1,403,201 - 512,092	\$	7,374 809 79 53 - - - -	\$	77,059 45,192 14,353 111 4,403 - 1,403,201 - 512,092	\$ (146,746) (217,262) (157,171) (889) (3,797) - (0)	34.4% 17.2% 8.4% 11.1% 53.7% 0.0% 100.0% 100.0%	¢	72,194 24,648 8,111 145 212 - 1,830,517 - 504,608
TOTAL EXPENDITURES	\$	2,582,276	\$	8,315	\$	2,056,410	\$ (525,866)	79.6%	\$	2,440,434
EXCESS/(DEFICIT)	\$	-	\$	102,938	\$	53,526			\$	(1,519,794)

Beginning Fund Balance As October 2024

\$ 3,118,736

Ending Fund Balance As July 2025

\$ 2,044,241



SALES TAX VARIANCE

Actual to Budget (%)
Actual to Budget (\$)

5.7% \$48,395 Current Yr to Prior Yr (%) Current Yr to Prior Yr (\$) 11.3% \$91,772

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. July revenues are remitted to the City in September. Sales Tax received in July represents May 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.



Meeting Date:	9/8/2025 Title:	Business Item Economic Development Monthly Update
Strategic Goals:	☐ Resident Engagement	☐ Proactive Government ☐ Organizational Development
	☐ Health & Safety ☐ R	egional Cooperation
T4 /C 4:		

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.



Meeting Date:	9/8/2025 Title:	Business Item LCCC Business Roundtable
Strategic Goals:	☐ Resident Engagement	☐ Proactive Government ☐ Organizational Development
	☐ Health & Safety ☐ R	egional Cooperation Attracting Quality Development
T. 10		

Item/Caption

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

Item Summary/Background/Prior Action

The Lake Cities Chamber of Commerce is hosting a series of roundtable-style events for local businesses, beginning with their first event on September 25th. The four Lake Cities will be participating in a panel segment to provide information on how each promotes economic development in their respective communities.

As part of the cities' participation, each entity will be retroactively covering the cost of attendees with businesses located in their respective city at a rate of \$55.00 per person. The Chamber is proposing an overall attendee cap of 100.

To cover Corinth's portion of the cost, Staff is intending to utilize funds already allocated in the current and upcoming Economic Development Fund budget for Business Retention & Expansion.

Staff Recommendation/Motion

The information provided is for discussion purposes only.



Meeting Date:	9/8/2025 Title:	Business Item Business Booth Program
Strategic Goals:	☐ Resident Engagement	☐ Proactive Government ☐ Organizational Development
	☐ Health & Safety ☐ R	egional Cooperation Attracting Quality Development
T4 /C 4		

Item/Caption

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

Item Summary/Background/Prior Action

The Board had previously discussed exploring opportunities to leverage resources to encourage more local vendors to participate in City of Corinth events. Staff met internally to further explore this idea and is now proposing the attached CEDC Business Booth program.

The Business Booth Program is designed to provide businesses who have not previously participated in City events with the opportunity to promote and/or sell their goods and services at a sponsor booth funded by the CEDC. Staff have made revisions to the proposed program guidelines following input received from the Board at the August 4th, 2025 regular meeting.

Staff Recommendation/Motion

Staff recommends that the Board provide Staff direction on any proposed revisions to the program and direct implementation of the program accordingly.

CEDC Business Booth Program

Overview

The Corinth Economic Development Corporation's Business Booth program provides a one-time opportunity for eligible businesses to host a booth at a City of Corinth special event with all vendor fees waived. Businesses will be able to directly promote themselves to event attendees while experiencing what it is like to be a vendor at special events with a significantly reduced cost. This program is intended to provide a unique opportunity for supporting local Corinth businesses and strengthen relations between the CEDC, City, and community at large.

Eligibility

Applications will be reviewed by City Staff and the CEDC to determine eligibility using the guidelines outlined below.

- 1. No Previous Participation Eligible business will have **not** previously participated at a City of Corinth Agora event. This program is intended for first-time vendors only.
- 2. Location Eligible businesses must be located in the City of Corinth. This includes businesses with commercial store fronts and home-based businesses.
- 3. City Values Eligible businesses will reflect the City's mission, values, and vision for special events. Examples of entities that are typically deemed ineligible include, but are not limited to individuals, organizations, and/or businesses who represent religious or political views, candidates, and campaigns, and whose primary products or services are derived from the sale of tobacco, liquor, drugs, firearms, gambling, or sexually explicit or inappropriate materials. Beer and wine sales are permitted per the additional requirements stated in the guidelines below.
- 4. Priority will be given to businesses that collect sales tax as this program is directly funded by dedicated sales tax proceeds.

The City and CEDC reserve the right to accept or reject applications based on these guidelines and any other factors deemed appropriate.

Guidelines

The City of Corinth hosts around 8-10 special events each year that are generally targeted at families with activities and entertainment for all ages. City Staff will work with each business to find the special event that best fits their schedule and compliments the goods and/or services they offer on a first come, first serve basis. Prior to the event, Staff will also connect the business with the City's special events team to assist with day-of coordination.

<u>Use of Booth</u>: Businesses may utilize the booth to sell goods or promote a service per the City's vendor requirements and the program guidelines. Businesses only promoting a service are encouraged to bring additional giveaway items or other materials to engage visitors. The CEDC will display additional signage at the booth denoting the CEDC Business Booth Program which the booth user must agree to display, unobstructed, throughout the duration of the event in addition to any materials they may bring.

<u>Industry</u>: To ensure a variety of businesses at each event and a diversity of program participants, the City and CEDC reserve the right to stagger businesses based on industry. Additionally, the CEDC reserves the right to reject or defer applicants if the program already has several businesses in a given industry scheduled to participate.

<u>Beer & Wine Sales</u>: Beer and wine sales are permitted if the vendor has an existing TABC license. Vendors selling beer and wine must also receive a special event license through the TABC (<u>Temporary Event Approval Form</u>) and a letter of approval from the City Manager at least 10 days prior to the event. Before approving a beer and wine vendor through the Business Booth Program, Staff will also need to verify there is no conflict with another pre-scheduled vendor selling a similar product.

<u>Sales Tax Reporting</u>: Any taxable sales made by the business while using the booth will be subject to the City of Corinth's sales tax rate in addition to the State sales tax rate.

<u>Booth Specs</u>: The CEDC will provide a 10x10 booth space that includes a table, two chairs, and a tent. Businesses are welcome to provide their own booth materials and furniture. Access to electricity can be coordinated on a case-by-case basis depending on the event and needs of the business. More information on booth specs and access can be found online at https://www.cityofcorinth.com/special-events/page/event-vendor-opportunities.

<u>Food Trucks</u>: Vendors operating a food truck will be provided with a 10x20 space. Access to electricity is not provided. Mobile food vendors are subject to additional health and safety requirements that can be found online at https://www.cityofcorinth.com/fire-services/page/mobile-food-vehicle-permits.

<u>Health & Safety Inspections</u>: Businesses subject to additional health and safety inspections depending on the goods and services offered will still be responsible for covering the associated inspection fees. Staff will assist with identifying any necessary inspections for participating businesses upon acceptance of their application.

<u>Future Events</u>: Businesses accepted to the program will only be allowed to participate once to allow other eligible Corinth businesses the opportunity to use the booth. If a business wishes to engage in future City events, they will be subject to the City's event fees and standard vendor application process. Information on event participation

opportunities outside of this program is available online at https://www.cityofcorinth.com/special-events.

<u>Cancellation/No Show Policy</u>: The CEDC requires a minimum one-week cancellation notice for program participants. If a vendor "no shows", they will be subject to City event policy and not invited to return for future events.



CEDC Business Booth Program Application

Business Name:	
Business Address:	
Business TIN/EIN:	
Contact Name:	Contact Phone Number:
Contact Email:	
What industry does your business represe	ent?:
-	goods and services that you are looking to sell oth Program:
_	se attach or describe your event menu below. ch side of the vehicle you will be serving out of:
	er and wine sales; no liquor. Businesses selling BC license and adhere to all applicable state
Will you need the City to provide any booneed: Table (x1) Chairs (x2) Tent (x2)	th furniture? If yes, please circle what you will 1)
By submitting this application and sign read and understood the CEDC Busine requirements and guidelines.	ning below, you acknowledge that you have ess Booth Program's eligibility
Applicant Signature	 Date