

****PUBLIC NOTICE****



**CORINTH ECONOMIC DEVELOPMENT CORPORATION
(CEDC)**

Monday, January 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 meeting held on November 4, 2024.

D. BUSINESS AGENDA

2. Receive a report and hold a discussion regarding the Economic Development monthly update.
3. Hold a discussion and consider a new grant program between the Corinth Economic Development Corporation and Keep Corinth Beautiful Board.
4. Receive an update on the revised aerial map.

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 551.072 - 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.

- a. 5700 block of I-35E.
- b. 1200 block of North Corinth Street.

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. Incentive Application – Project Lighting.
- b. Millennium.
- c. Kairos Real Estate – Chapter 380 Agreement.

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

- 5. Consider and act on the incentive application for Project Lighting.

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 January 2025, 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

Meeting Date:	1/6/2025	Title: Minutes November 4, 2024
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 minutes from the meeting held on November 4, 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, November 04, 2024 at 6:00 PM

City Hall | 3300 Corinth Parkway

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

On this 4th day of November 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 Nick Kokoron
Vice Chair Melanie Moore
Director Andrea Brainard
Director Janie Mann

ABSENT

Secretary Ashley Ingle
Director Randy Clark
Director Michael Lane

OTHERS PRESENT

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

CALL TO ORDER

Chair Kokoron called the meeting to order at 6:05 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 October 7, 2024.

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

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

D. BUSINESS AGENDA

2. Receive a report and hold a discussion regarding the Economic Development Monthly Update.

City Staff Crotty presented the monthly update to the Board and answered questions.

3. Hold a discussion regarding site due diligence for City and CEDC-owned properties.

Staff presented the item and shared with the Board the intent to utilize budgeted funds for site due diligence specifically for conducting title research on utility easements and easements along the Denton Katy Trail as they apply to City and CEDC-owned properties in the downtown area. The Board was agreeable with utilizing the funds for this. No formal action was taken.

4. Hold a discussion and provide Staff direction on the production of an updated aerial map.

Staff shared options for producing an aerial map with various companies that offered a range of services and prices. The Board agreed that it would be more cost effective and easier to manage if an updated aerial was produced in-house rather than selecting an external company. Staff shared they will proceed with drafting the content of the updated aerial map and return to the Board for additional input at an upcoming meeting. No formal action was taken.

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 6:39 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 551.087 - 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.

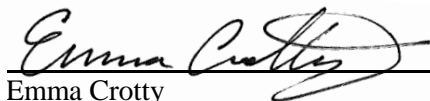
- a. Downtown Corinth.
- b. Millennium.
- c. Realty Capital – Chapter 380 Agreement.
- d. Wolverine Interests – Chapter 380 Agreement.

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

Chair Kokoron reconvened the meeting into Regular Session at 7:49 P.M. No action was taken.

H. ADJOURN

Chair Kokoron adjourned the meeting at 7:49 P.M.



Emma Crotty
Economic Development Coordinator
City of Corinth, Texas



CITY OF CORINTH Staff Report

Meeting Date:	1/6/2025	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:	1/6/2025	Title:	Business Item EDC & KCB Grant Proposal
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

Hold a discussion and consider a new grant program between the Corinth Economic Development Corporation and Keep Corinth Beautiful Board.

Item Summary/Background/Prior Action

In an effort to drive community engagement and better support business retention, Staff is proposing a new grant program to be administered by the CEDC in conjunction with the Keep Corinth Beautiful (KCB) Board.

This new grant intends to utilize a similar framework found in the Business Improvement Grant (BIG) Program with a focus on supporting native landscaping/pollinator garden installations at eligible businesses in Corinth. The grant would be administered through the CEDC with support provided by KCB on elements such as installation design, ongoing maintenance, and general landscaping best practices for awardees. The following proposed objective statement serves as an overview of the grant's purpose and intended outcomes:

Through the provision of grant funding and implementation assistance for pollinator gardens at commercial locations in Corinth, Keep Corinth Beautiful and the Corinth Economic Development Corporation will create opportunities for businesses to enhance their facades, receive increased visibility, support pollinators, and promote sustainable landscaping practices.

To fulfill the objective statement, the proposed grant program will be comprised of three components:

1. Landscape Reimbursement – Participating businesses will be eligible to receive a matching grant to fund the installation of a pre-approved native landscape at their storefront including plants, irrigation system improvements, planters, and/or hardscape.
2. Project Markers – Each project would be given a marker to be displayed as part of the grant-funded landscaping, with a plaque recognizing that the project was supported by the KCB & EDC.
3. Business Recognition – Grant awardees will be shared on City/CEDC outlets to recognize their participation in the program and bring additional awareness of the business to the community.

Staff is recommending that funding for this proposed program come from funds already allocated towards the existing Business Improvement Grant, contingent upon CEDC and Council approval.

The purpose of this item is to gather input from the CEDC and determine more specifics for the program should the Board agree with developing it further for implementation in the coming months.

Staff Recommendation/Motion

The information provided is for discussion purposes only.



CITY OF CORINTH Staff Report

Meeting Date:	1/6/2025	Title:	Business Item Aerial Map
Strategic Goals:	<input type="checkbox"/> Resident Engagement <input 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

Receive an update on the revised aerial map.

Item Summary/Background/Prior Action

Following the discussion held at the last regular meeting of the CEDC, Staff has proceeded with developing an updated aerial map internally. The map is intended as a marketing and informational tool when communicating with the community, stakeholders, and potential developers/businesses considering Corinth.

The updated aerial map repurposes the structure of the 2022 aerial map with a new focus on the Downtown Corinth area and other commercial and/or mixed-use nodes throughout the City while also providing more information applicable to businesses and developers.

Staff Recommendation/Motion

The information provided is for discussion purposes only.