

****PUBLIC NOTICE****



**CORINTH ECONOMIC DEVELOPMENT CORPORATION
(CEDC)**

Monday, January 05, 2026 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 December 1, 2025.
2. Consider and act on the financial reports for the months ending September, October and November 2025.

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.

E. BUSINESS AGENDA

4. Receive a report and hold a discussion regarding the Economic Development monthly update.
5. Hold a discussion and consider acting on providing a recommendation to the City Council on a potential design for Downtown Corinth gateway elements.

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.

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

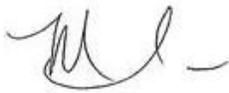
Section 551.087 - Economic Development. To deliberate or discuss regarding commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations;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

I. 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 30th day of December 2025, at 11 A.M., on the bulletin board at Corinth City Hall.



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

December 30, 2025
Date of Notice



CITY OF CORINTH Staff Report

Meeting Date:	1/5/2026	Title: Minutes December 1, 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 December 1, 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, December 1, 2025 at 6:00 PM

City Hall | 3300 Corinth Parkway

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

On this 1st day of December 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 Randy Clark
Director David Gilligan
Director Janie Mann
Director Michael Lane

ABSENT

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 November 3, 2025.

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

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

D. BUSINESS AGENDA

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

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

3. Hold a discussion and consider acting on providing a recommendation on a potential design for Downtown Corinth gateway elements.

Staff presented potential designs for Downtown Corinth gateway elements. The Board provided feedback and requested an alternative design similar to option 1.

No motion was made.

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 6:28 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.

- 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.

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

Chair Kokoron reconvened the meeting into Open Session at 6:59 PM. No action was taken on Closed Session items.

H. ADJOURN

Chair Kokoron adjourned the meeting at 7:00 P.M.



Sarah Rhodes
Planning Coordinator
City of Corinth, Texas



CITY OF CORINTH Staff Report

Meeting Date:	1/5/2026	Title:	Financials September, October and November 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 reports for the months ending September, October and November 2025.

Item Summary/Background/Prior Action

Attached are the financial reports for the months ending September, October and November 2025.

Staff Recommendation/Motion

Staff recommends approval of the financial reports as presented.

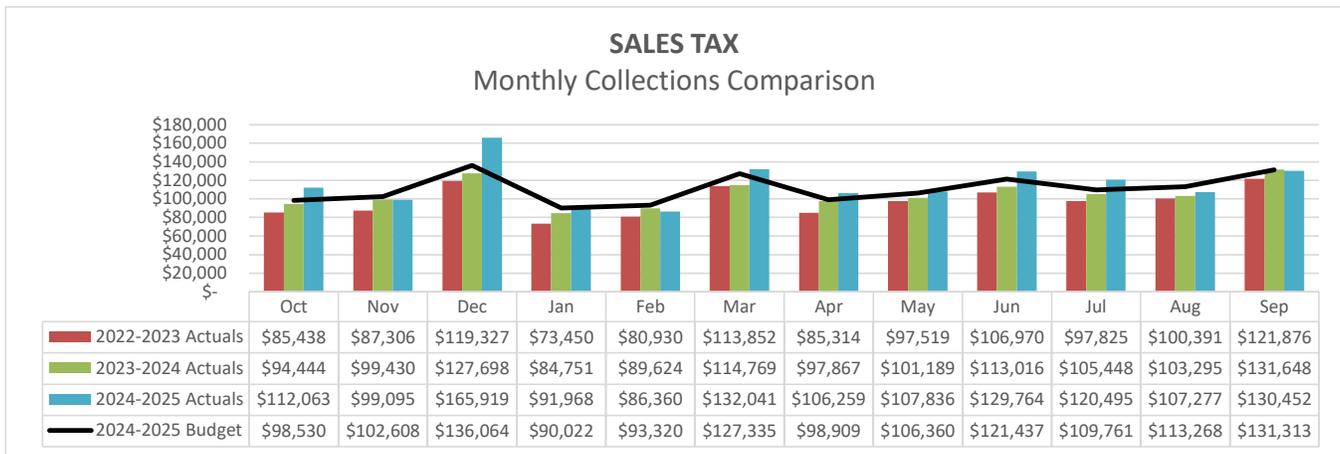


City of Corinth
Corinth Economic Development Corporation

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

	Current Fiscal Year, 2024-2025					Prior Year
	Budget FY 2024-2025	Sep-2025 Actual	Year-to-Date Actual	Y-T-D Variance	Y-T-D % of Budget	Sep-2024 Y-T-D Actual
RESOURCES						
Sales Tax (.50¢)	\$ 1,328,927	\$ 227,772	\$ 1,259,077	\$ (69,850)	94.7%	\$ 1,263,178
Interest Income	9,700	994	5,298	(4,402)	54.6%	10,556
Investment Income	115,629	2,862	82,273	(33,356)	71.2%	119,375
Miscellaneous Income	-	-	-	-	0.0%	239
Gain/Loss on Fixed Asset	-	-	-	-	0.0%	239
Transfers In	-	-	-	-	0.0%	-
TOTAL ACTUAL RESOURCES	\$ 1,454,256	\$ 231,628	\$ 1,346,649	\$ (107,607)	92.6%	\$ 1,393,587
Use of Fund Balance	1,128,020	-	1,128,020			
TOTAL RESOURCES	\$ 2,582,276	\$ 231,628	\$ 2,474,669			\$ 1,393,587
EXPENDITURES						
Personnel	223,805	\$ 7,348	\$ 95,056	\$ (128,749)	42.5%	90,289
Professional Fees	137,472	8,593	56,730	(80,742)	41.3%	27,282
Maintenance & Operations	171,524	804	16,020	(155,504)	9.3%	10,580
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	1,528,183	124,982	1,528,182	(1)	100.0%	-
Debt Service	-	-	-	-	0.0%	-
Transfers	512,092	-	512,092	-	100.0%	504,608
TOTAL EXPENDITURES	\$ 2,582,276	\$ 141,727	\$ 2,212,596	\$ (369,680)	85.7%	\$ 633,117
EXCESS/(DEFICIT)	\$ -	\$ 89,901	\$ 262,073			\$ 760,470

Beginning Fund Balance As October 2024 **\$ 3,118,736**
 Ending Fund Balance As September 2025 **\$ 2,252,789**



SALES TAX VARIANCE
 Actual to Budget (%) **6.2%** Current Yr to Prior Yr (%) **12.0%**
 Actual to Budget (\$) **\$67,455** Current Yr to Prior Yr (\$) **\$123,566**

KEY TRENDS

Resources	Expenditures
Sales Tax - As required by the Government Accounting Standards Board, sales tax is reported for the month it is collected by the vendor. September revenues are remitted to the City in November. Sales Tax received in September represents July collections.	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.

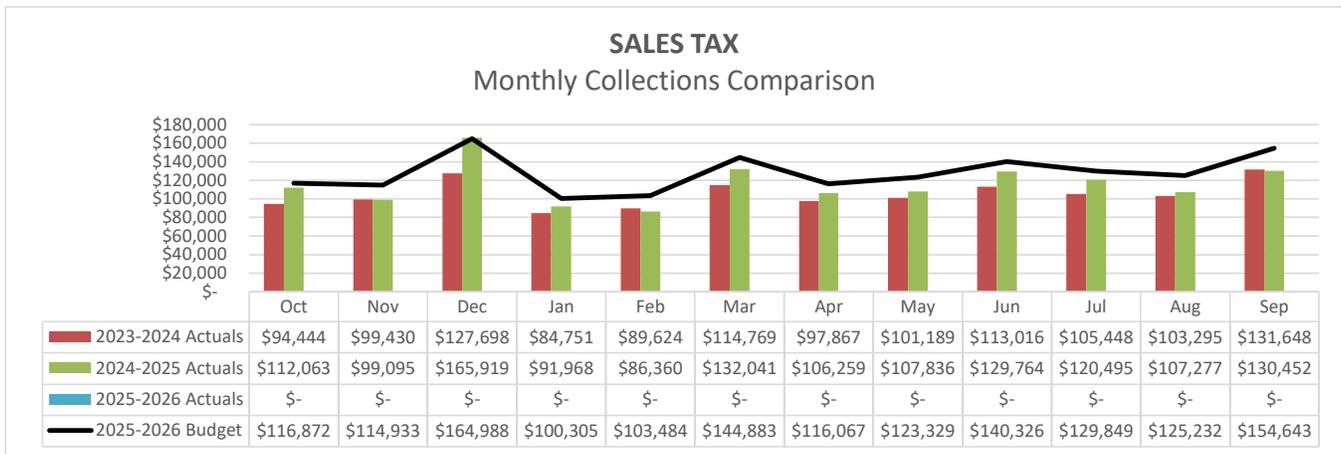


City of Corinth
Corinth Economic Development Corporation

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

	Current Fiscal Year, 2025-2026					Prior Year
	Budget FY 2025-2026	Nov-2025 Actual	Year-to-Date Actual	Y-T-D Variance	Y-T-D % of Budget	Nov-2024 Y-T-D Actual
RESOURCES						
Sales Tax (.50¢)	\$ 1,534,911	\$ -	\$ -	\$ (1,534,911)	0.0%	\$ -
Interest Income	4,800	383	383	(4,417)	8.0%	1,210
Investment Income	91,200	2,688	5,607	(85,593)	6.1%	17,906
Miscellaneous Income	-	-	-	-	0.0%	-
Gain/Loss on Fixed Asset	-	-	-	-	0.0%	-
Transfers In	-	-	-	-	0.0%	-
TOTAL ACTUAL RESOURCES	\$ 1,630,911	\$ 3,071	\$ 5,990	\$ (1,624,921)	0.4%	\$ 19,116
Use of Fund Balance	-	-	-	-	-	-
TOTAL RESOURCES	\$ 1,630,911	\$ 3,071	\$ 5,990			\$ 19,116
EXPENDITURES						
Personnel	\$ 132,110	\$ 14	\$ 43	\$ (132,067)	0.0%	13,027
Professional Fees	175,820	376	751	(175,069)	0.4%	835
Maintenance & Operations	171,650	609	624	(171,026)	0.4%	-
Supplies	1,000	-	-	(1,000)	0.0%	58
Utilities & Communication	2,800	8	2,808	8	100.3%	-
Vehicles/Equipment & Fuel	-	-	-	-	0.0%	-
Capital Outlay	-	-	-	-	0.0%	-
Debt Service	-	-	-	-	0.0%	-
Transfers	489,521	-	489,521	-	100.0%	512,092
TOTAL EXPENDITURES	\$ 972,901	\$ 1,007	\$ 493,747	\$ (479,154)	50.8%	\$ 526,011
EXCESS/(DEFICIT)	\$ 658,010	\$ 2,064	\$ (487,757)			\$ (506,895)

Beginning Fund Balance As October 2025 **\$ 2,252,789**
 Ending Fund Balance As November 2025 **\$ 1,765,031**



SALES TAX VARIANCE Actual to Budget (%) **#N/A** Current Yr to Prior Yr (%) **#N/A**
 Actual to Budget (\$) **\$0** Current Yr to Prior Yr (\$) **\$0**

KEY TRENDS	
<p>Resources Sales Tax - As required by the Government Accounting Standards Board, sales tax is reported for the month it is collected by the vendor. November revenues are remitted to the City in January. Sales Tax received in November represents September collections.</p>	<p>Expenditures Transfer Out includes \$2,497 to the Technology Replacement Fund for the future purchases of computers, \$57,598 for cost allocation to the General Fund, and \$429,426 to the General Debt Service Fund for their bond debt payment.</p>



CITY OF CORINTH Staff Report

Meeting Date:	1/5/2026	Title:	Public Hearing Kairos Performance Agreement
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 checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

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.

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 and public hearing was published in the local newspaper on December 13, 2025.

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.



CITY OF CORINTH Staff Report

Meeting Date:	1/5/2026	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:	1/5/2025	Title:	Business Item Downtown Corinth Gateway Elements
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 checked="" type="checkbox"/> Attracting Quality Development		

Item/Caption

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

Item Summary/Background/Prior Action

Earlier this year, the City entered into an agreement with consultants MIG, Inc. for the development of Downtown Corinth branding elements, including gateway options. Funds were approved in the FY24-25 Economic Development budget for this project. The gateway design options developed by MIG, Inc. followed the concept of the Downtown logo recommended by the CEDC and approved by the City Council.

Following input received by the Board at the December 1, 2025 regular meeting, Staff worked with MIG, Inc to develop alternative designs for the Downtown gateway elements.

Staff will present design options to the Board for discussion and consideration.

Staff Recommendation/Motion

Staff recommends that the Board provide Staff direction on any proposed revisions to the Downtown gateway design elements or make a recommendation to the City Council.