



Minutes
Meeting of the Prosper
Economic Development Corporation
121 West Broadway Street
Prosper, Texas 75078
Monday, September 21 2026, 5:00 P.M.

Call to Order and Announce a Quorum is Present

Board President Chad Gilliland called the meeting to order at 5:02 P.M. Board Vice President Don Perry, Board Treasurer Ray Smith, board Secretary Jeff Yates, board members Grant Mendeljian, Chris Kern and Mayor David F. Bristol were present. Executive Director Madison Clark and Sr. Economic Development Specialist Susanne Barney were present. Kelli Cobuzio, Community Impact was also present.

1. Comments from Citizens

Kelli Cobuzio introduced herself. She has been with Community Impact for 3 and a half years.

2. Consider and Act on Approval of Minutes from the August 17, 2026 board meeting.

Ray Smith made a motion to approve the minutes as presented. The motion was seconded by Grant Mendeljian and approved 7-0 by all board members present.

3. Consider and act on approval of PEDC Financial Report for the month of August 2026. Take any additional action necessary.

Ray Smith overviewed the financial report with the board and staff. Ray Smith made a motion to approve the financial report as presented. The motion was seconded by Don Perry and approved 7-0 by all board members present.

4. Consider and act upon a Resolution approving the annual PEDC Investment Policy. Take any additional action necessary.

Ray Smith made a motion to approve the Resolution. The motion was seconded by David Bristol and approved 7-0 by all board members present.

5. Update from Robyn Battle, Executive Director

This item has been postponed until the next board meeting on October 26, 2026.

6. Marketing Updates

Madison provided an update for the board and staff.

7. Executive Director Report

Madison provided an update for the board and staff.

8. New Businesses Update.

The board received a list of the newest businesses receiving their COs in Prosper, Tx.

9. Confirm or Change the Next PEDC Board Meeting scheduled for Monday, October 26, 2026.

The next board meeting date has been confirmed for Monday, October 26, 2026 at 5:00 P.M.

10. Thank and recognize outgoing board members Ray Smith and Chris Kern.

The outgoing board members, Ray Smith and Chris Kern were presented with plaques thanking them for their time and service on the PEDC board of directors. Ray Smith served 22 years, and Chris Kern served 1 year.

11. Recess into Closed Session in compliance with Section 551.001 et seq. Texas Government Code, as authorized by the Texas Open Meetings Act, to deliberate regarding:

- *Section 551.087 – To discuss and consider economic development negotiations to deliberate commercial and financial information and economic incentives related thereto.*

Project Plum Berry

Project Chipotle

Project Care

Project Loop

- *Section 551.072 – To discuss and consider purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.*

Project Corner

- *Section 551.074 – To discuss and consider personnel matters including the evaluation of the EDC Attorney and Legal Firm and all matters incident and related thereto.*

Project Jack

Board President Chad Gilliland recessed the regular meeting at 5:40 P.M.

**Board President Chad Gilliland called the meeting into Closed Executive Session at 5:40 P.M.
The PEDC Board met in Closed Executive Session from 5:40 P.M. to 7:24 P.M.**

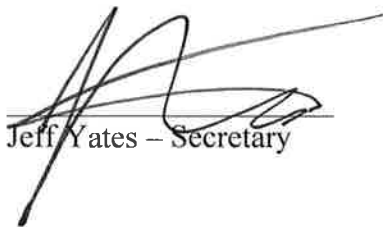
12. Reconvene into Open Session and Take Any Action Necessary as a Result of Closed Session Deliberations.

Board President Chad Gilliland reconvened the meeting into Open Session at 7:24 P.M.

Jeff Yates made a motion to submit an offer to purchase and/or lease real property located within the Town of Prosper to Town Council for consideration pursuant to the bylaws, and upon approval by Town Council, enter into the agreement to purchase and/or lease the property. The motion was seconded by Ray Smith and approved 7-0 by all board members present.

13. Adjourn

Ray Smith made a motion to adjourn. The motion was seconded by Chad Gilliland and approved 7-0 by all board members present. The PEDC board meeting adjourned at 7:26 P.M.


Jeff Yates – Secretary

10/26/2026
Date