

CORINTH ECONOMIC DEVELOPMENT CORPORATION
June 3, 2019

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 3rd day of June, 2019 the Corinth Economic Development Corporation (CEDC) of the City of Corinth, Texas, met in Regular Session 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:

CEDC Board Members:

Jerry Blazewicz – Vice President
Grady Ray – Secretary
Brad Hinson – Director (Arrived at 6:20 p.m.)
Steve Holzwarth – Director
Eric Wiser – Director

CEDC Board Members Absent:

Tina Henderson – President, Council Representative
Robert Goodwin – Director

Others Present:

Bob Hart – City Manager
Jason Alexander – Executive Director
Helen-Eve Liebman – Planning and Development Director
Kimberly Pence – City Secretary

CALL TO ORDER:

Vice President Jerry Blazewicz called the meeting to order at 6:02 P.M.

CITIZENS COMMENTS

In accordance with the Open Meetings Act, the Board is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to 3 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. *All remarks and questions addressed to the Board shall be addressed to the Board as a whole and not to any individual member thereof.* Section 30.041B Code of Ordinance of the City of Corinth.

There were no Citizens Comments made.

CONSENT AGENDA:

1. Consider and act on minutes from the March 18, 2019 meeting.
2. Consider and act on minutes from the April 16, 2019 meeting.

3. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending February 2019.
4. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending March 2019.

There being no discussion, motion was made by Grady Ray to approve the Consent Agenda as presented. Seconded by Steve Holzwarth.

AYES: Ray, Blazewicz, Hinson, Wiser, Holzwarth
NOES: None
ABSENT: Henderson, Goodwin

MOTION CARRIED

BUSINESS:

5. Receive an update and hold a discussion on the International Council of Shopping Centers (ICSC) Conference in Las Vegas, Nevada from May 19 – 22, 2019.

Ray provided the Board of Directors with a recap of the ICSC Conference. Ray mentioned that (and Jason Alexander) had positive conversations with targeted retailers. During his update, Ray shared that some of the conversations with the targeted hotel brands that, while good, did not elevate the ongoing conversations to the next level. Ray also explained that there was a possibility of a tenant broker engaging a small boutique movie theater and sit-down restaurant --- both based in the Houston area --- in discussions on the Corinth market. Finally, Ray shared additional insights on the site selection requirements for Dunkin Brands.

Alexander added to Ray's update by sharing that there was a positive meeting with a targeted entertainment user. The user is a competitor of Top Golf, and the brand's leadership possessed considerable knowledge of the growth and development in the Dallas-Fort Worth market, particularly along the Interstate Highway 35E Corridor. Alexander said that he would keep the Board of Directors apprised of those conversations.

There was a brief discussion held by the Board of Directors concerning the update.

REPORTS AND UPDATES:

1. **Board Members**

None.

2. **Executive Director**

Alexander informed the Board of Directors that President Tina Henderson would be the speaker at the Point Bank Business Breakfast on Tuesday, June 11, 2019 at 8:00 a.m.

Alexander asked the Board of Directors if they would prefer to cancel the Regular Session on July 1, 2019, and if they would prefer to meet in Special Session on July 8th or July 15th. The Board of

Directors preferred to cancel the Regular Session on July 1, 2019 and to meet in Special Session. A preference was not given by the Board of Directors for either Special Session date.

He shared with the Board of Directors that the City's new website would be online soon and that the Corinth Economic Development Corporation would have an exclusive webpage. As part of the webpage, Alexander said that photographs of each Board of Director would be needed for the webpage and that he would follow up with additional information soon.

Blazewicz recessed the meeting at 6:16 p.m. * See Closed Session.

CLOSED SESSION

If, during the course of the meeting, any discussion of any item on the agenda should need to be held in executive or closed session for the Board to seek advice from the City Attorney as to the posted subject matter of this Board Meeting, the Board will convene in such executive or closed session, in accordance with the provisions of the Government Code, Title 5, Subchapter D Chapter 551, to consider one or more matters pursuant to the following:

Section 551.071. (1) Private consultation with its attorney to seek advice about pending or contemplated litigation; and/or settlement offer; (2) and/or a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State of Texas clearly conflicts with chapter 551.

Section 551.072. 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.

The Corinth Economic Development Board was in Closed Session from 6:16 p.m. until 6:35 p.m.

- A. **3101 Garrison Road.**
- B. **2003 Corinth Parkway.**

Section 551.074. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

Section 551.087. To deliberate or discuss regarding commercial or financial information that the governmental body has received from a business prospect 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.

The Corinth Economic Development Board was in Closed Session from 6:16 p.m. until 6:35 p.m.

- A. **Potential land acquisition related to incentives and projects (Project Daylight).**
- B. **Project Sweetwater.**

After discussion of any matters in executive session, any final action or vote taken will be in public by the Board. The Board shall have the right at any time to seek legal advice in Executive Session from its Attorney on any agenda item, whether posted for Executive Session or not.

Reconvene in open session to take action, if necessary, on closed session items.

Blazewicz reconvened the meeting in Open Session at 6:35 p.m.

SECTION 551.072:

Motion made by Holzwarth to authorize the President and the Secretary to execute all agreements and documents related to the conveyance of certain real property located at 3101 Garrison Road and 2003 Corinth Parkway from the City to the CEDC. Seconded by Hinson.

AYES: Ray, Blazewicz, Hinson, Wisner, Holzwarth
NOES: None
ABSENT: Henderson, Goodwin

MOTION CARRIED

SECTION 551.087:

Motion made by Eric Wisner to approve the First Amended and Restated Chapter 380 Economic Development Incentive Agreement related to Project Daylight. Seconded by Ray.

AYES: Ray, Blazewicz, Hinson, Wisner, Holzwarth
NOES: None
ABSENT: Henderson, Goodwin

MOTION CARRIED

ADJOURN:

There being no further business, Vice President Blazewicz adjourned the June 3, 2019 Regular Session of the Corinth Economic Development Corporation at 6:37 P.M.



Kimberly Pence – City Secretary
Corinth Economic Development Corporation



Jerry Blazewicz – Vice President
Corinth Economic Development Corporation