

CORINTH ECONOMIC DEVELOPMENT CORPORATION
September 14, 2020

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 14th day of September 2020, the Corinth Economic Development Corporation (CEDC) of the City of Corinth, Texas, met in Special Session at 6:03 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:

Grady Ray – President
Jerry Blazewicz – Vice President*
Tina Henderson – Director*
Joan Mazza - Director
Robert Goodwin – Director
Eric Wiser – Director

CEDC Board Members Absent:

Brad Hinson - Secretary

Others Present:

Bob Hart – City Manager
Jason Alexander – Executive Director
Helen-Eve Beadle – Planning & Development Director
Lana Wylie – Interim City Secretary

*** Attended the meeting remotely using video conferencing technology.**

CALL TO ORDER:

President Grady Ray called the meeting to order at 6:03 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.

CONSENT AGENDA:

- 1. Consider and act on minutes from the August 3, 2020, meeting.**
- 2. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending June 2020.**

MOTION was made by Tina Henderson to approve the Consent Agenda as presented.

Seconded by Joan Mazza.

AYES: Ray, Blazewicz, Henderson, Mazza, Goodwin, Wiser

NOES: None

ABSENT: Hinson

MOTION CARRIED

BUSINESS:

- 1. Receive an update and hold a discussion on development, infrastructure, and other related projects within the Tax Increment Reinvestment Zone (TIRZ).**

Bob Hart made a presentation and provided an update to the Board of Directors on the activities relating to the TIRZ. He reviewed the process for implementing the TIRZ, the plans for creating a downtown district, and attracting interest from developers. He outlined the land acquisition goals, funding sources, opportunities for regional cooperation and creation of the Corinth Economic Development Foundation (CEDF). Hart then paused and responded to questions from the Board of Directors.

Alexander continued the presentation and update; and reiterated that the emerging downtown area would encompass a wide variety of people and interests. He said that the goal of the marketing plan and strategy for the downtown district (Agora) is to increase residential density and daytime population; and to achieve this through advertising, social media and a new website. Advertising would entail the creation of pamphlets and marketing materials. Social media would encompass a wide variety of platforms, including Twitter, Instagram, and Facebook, which will come through the city's social media accounts and a new website would promote the lifestyle and development opportunities within Agora.

- 2. Consider and act on a proposal from Legacy Signs of Texas to design and install a monument sign for an amount not to exceed \$8,434.00 at 3101 Garrison Road.**

Alexander gave an overview of the sign proposal for the Lake Cities Chamber of Commerce located at 3101 Garrison Road and responded to questions from the Board of Directors. President Ray and Tina

Henderson recused themselves from this item, as they are affiliated with the Lake Cities Chamber of Commerce. Vice President Blazewicz presided over this item.

MOTION was made by Mazza to approve the budget as presented.

Seconded by Wiser.

AYES: Blazewicz, Mazza, Goodwin, Wiser

NOES: None

ABSENT: Hinson

ABSTAINED: Ray, Henderson

MOTION CARRIED

REPORTS AND UPDATES:

1. Board Members

As this could possibly be her last meeting as a member of the Corinth Economic Development Corporation, Henderson thanked the Board of Directors and Alexander for the knowledge gained and the various projects underway. Henderson also asked for representatives from the City and the Corinth Economic Development attend ribbon cutting ceremonies sponsored by the Lake Cities Chamber of Commerce for new businesses.

2. Executive Director

Alexander anticipates presenting the Chapter 380 Economic Development Incentive Agreement with Realty Capital for possible consideration at the October meeting. He also mentioned a restaurant going into the old Subway space on Corinth Parkway. He informed the Board of Directors that the restaurant operators selected the location because of the City's vision and plan for the area.

Henderson stated this is her last meeting and thanked Alexander for teaching her about EDC. She also asked for a representation from the city to attend ribbon cuttings.

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.

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.

A. Project Daylight.

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.

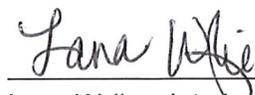
No Closed Session.

ADJOURN:

There being no further business, President Ray adjourned the September 14, 2020 Special Session of the Corinth Economic Development Corporation at 6:50 P.M.



Grady Ray – President
Corinth Economic Development Corporation



Lana Wylie – Interim City Secretary
Corinth Economic Development Corporation