

**CORINTH ECONOMIC DEVELOPMENT CORPORATION**  
**October 1, 2018**

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

On this 1st day of October, 2018 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:**

Tina Henderson – President, Council Representative  
Jerry Blazewicz – Vice President  
Grady Ray – Secretary  
Robert Goodwin – Director  
Brad Hinson – Director  
Steve Holzwarth – Director arrived at 6:30 p.m.

**CEDC Board Members Absent:**

Eric Wiser, Director

**Others Present:**

Bob Hart – City Manager  
Jason Alexander – Executive Director  
Kim Pence – City Secretary

**CALL TO ORDER:**

President Tina Henderson called the meeting to order at 6:00 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 August 6, 2018 meeting.
2. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending July 2018.

**MOTION** was made by Grady Ray to approve the Consent Agenda as presented. Seconded by Brad Hinson.

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

**MOTION CARRIES**

**BUSINESS AGENDA:**

3. **Hold a discussion on the extension of Parkridge Drive northward on support of new development within the City Center Area.**

Jason Alexander introduced this item to the Board of Directors and turned the presentation over to Bob Hart. Hart discussed the Corinth Economic Development Corporation's participation in the potential extension of Parkridge Drive northward to Church Street in support of new development within the proposed City Center Area.

There was a general discussion held on the extension of the thoroughfare and the kind of development that would be potentially built in the proposed City Center Area.

**NO MOTION TAKEN**

4. **Hold a discussion on infrastructure improvements at the Farm to Market Road 2181 (Teasley Drive) and Parkridge Drive Intersection.**

Hart presented to the Board of Directors a second project that entailed infrastructure improvements near the intersection Farm-to-Market Road 2181 (Teasley Drive) and Parkridge Drive Intersection to encourage new development in the south part of Corinth. The City has been working with the Lake Cities Municipal Utility Authority (LCMUA) on the extension of wastewater lines that would facilitate development in that area.

The Board of Directors then asked general questions about developer interest in the area and how new development and the installation of new infrastructure would impact existing businesses and residents. Hart explained that the infrastructure improvements would not impact the existing businesses and residence and that the intent of the project is to provide wastewater service to that area.

**NO MOTION TAKEN**

5. **Hold a discussion on funding a Tax Increment Financing Study for development and redevelopment opportunities along the Interstate Highway 35E Corridor.**

Hart and Alexander discussed a need to explore funding for a tax increment financing district with the Board of Directors to facilitate development along the Interstate Highway 35E Corridor. They explained that a study is needed to determine the cost for infrastructure improvements along the corridor. Ultimately, the tax increment financing district, if determined by a study that such a district is feasible for Corinth, is to use tax increases to fund a transit station near North Central Texas College.

Hart further explained that the City has been working with Denton County Transportation Authority (DCTA) and North Central Texas College (NCTC) to construct a transit station in Corinth and that the source of anticipated revenues suggested would be derived from hotel/motel occupancy tax in lieu of sales tax.

**NO MOTION TAKEN**

**REPORTS AND UPDATES:**

1. **Board Members**

Henderson stated that the Board of Directors would need to vote on the President, the Vice President and the Secretary during the meeting in November.

**2. Executive Director**

None

President Henderson recessed the meeting at 6:45 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 governmental 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.

**A. Deliberations on the purchase of surplus right-of-way owned by the Texas Department of Transportation located at the corners of the Interstate Highway 35E and Corinth Parkway Interchange.**

**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. Deliberations regarding economic development incentives to a business prospect(s).**

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

President Henderson reconvened the meeting in Open Session at 7:12 p.m.

**No action taken from Closed Session.**

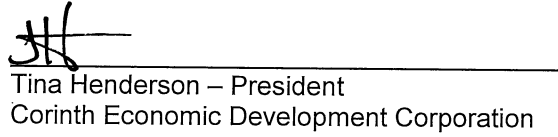
**ADJOURN:**

There being no further business, President Henderson adjourned the October 1, 2018 Regular Session of the Corinth Economic Development Corporation at 7:12 P.M.



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Kimberly Pence – City Secretary  
Corinth Economic Development Corporation



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Tina Henderson – President  
Corinth Economic Development Corporation