

CORINTH ECONOMIC DEVELOPMENT CORPORATION
February 1, 2021

STATE OF TEXAS
COUNTY OF DENTON
CITY OF CORINTH

On this 1st day of February 2021, the Corinth Economic Development Corporation (CEDC) of the City of Corinth, Texas, met in Regular Session at 6:02 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:

Brad Hinson – Secretary*
Kimberly Karl – Director
Jerry Blazewicz – Vice President
Adam Guck – Director
Grady Ray – President
John Henderson – Director*
Joan Mazza – Director

CEDC Board Members Absent:

None

Others Present:

Bob Hart – City Manager
Jason Alexander – Executive Director
Lee Ann Bunselmeyer – Finance, Communications and Strategic Services Director
Helen-Eve Beadle – Planning & Development Director
Lana Wylie – City Secretary
Ann Podeszwa – TBG Partners
Jonathan Dunbar – TBG Partners
Walter Bandt – Bella Maca Restaurant
Walter Bandt Jr.– Bella Maca Restaurant

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

CALL TO ORDER:

President Ray 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 January 11, 2021 meeting.**
- 2. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending October 2020.**
- 3. Consider and act on the Corinth Economic Development Corporation Financial Report for the period ending November 2020.**

Brad Hinson motioned to approve the Consent Agenda.

Seconded by Jerry Blazewicz.

AYES: Hinson, Karl, Blazewicz, Guck, Henderson, Mazza
NOES: None
ABSENT: None

MOTION CARRIED

BUSINESS:

- 1. Receive a presentation from TBG Partners and hold a discussion on the design and construction plans for a signature community gathering space in Agora.**

Jason Alexander introduced Ann Podeszwa and Jonathan Dunbar with TBG Partners. Podeszwa and Dunbar presented the vision for the Commons at Agora, the signature open space to be developed as part of a mixed-use community across the street from City Hall. Alexander informed the Board of Directors that TBG Partners will meet with various groups beginning February 9, 2021. Alexander also said that the first meeting will include the Ambassador Group and Keep Corinth Beautiful And that the City will host town hall meetings in person and online on February 20th and February 23rd. Alexander finally said that the Board of Directors will have an opportunity to provide input into the design of the Commons at Agora on March 2, 2021. That meeting will include City Council, the Corinth Economic Development Corporation, the Planning & Zoning Commission and the Parks and Recreation Board.

- 2. Consider and act on an application from Bella Maca (“Project Santiago”) requesting reimbursement from the Corinth Economic Development Corporation for signage and outdoor dining improvements pursuant to the Business Improvement Grant Program.**

Alexander presented an application for the Business Improvement Grant for the new Argentinian-Italian restaurant, Bella Maca. The owners, Walter Bandt and Walter Bandt Jr., estimated that aesthetic improvements including signage and an outdoor seating area would cost \$11,950.00. Alexander explained that the maximum reimbursable amount from the CEDC is \$5,975.00 under the grant program and provided a brief overview of their revenue projections. The vendor hopes to allow for 20-25 patrons to be seated in the outdoor seating area and has a targeted opening date of March 2021, if the grant is approved.

MOTION made by Joan Mazza to approve the reimbursement request for Bella Maca, not to exceed \$5,975.00, for signage and outdoor dining improvements pursuant to the Business Improvement Grant Program.

Seconded by Kimberly Karl.

AYES: Hinson, Karl, Blazewicz, Guck, Henderson, Mazza
NOES: None
ABSENT: None

MOTION CARRIED

REPORTS AND UPDATES:

1. Board Members

No comments were made.

2. Executive Director

Alexander reminded the Board of Directors the next meeting will be held in joint session with the City Council on March 2, 2021, with details to follow.

There was no 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.

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.

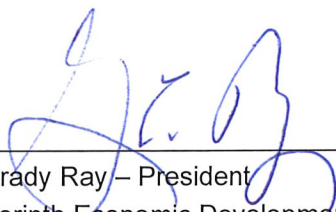
B. PROJECT SANTIAGO.

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.

ADJOURN:

There being no further business, President Ray adjourned the February 1st, 2021, Regular Session of the Corinth Economic Development Corporation at 6:57 P.M.



Grady Ray – President
Corinth Economic Development Corporation



Lana Wylie – City Secretary
Corinth Economic Development Corporation