



**NOTICE OF REGULAR MEETING COMMUNITY DEVELOPMENT CORPORATION
MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
February 1, 2022**

The Community Development Corporation of the City of Princeton will meet in Regular Meeting Session on February 1, 2022 at 6:00 PM 123 W. Princeton Drive Princeton, Texas 75407 to discuss the following

Steven Deffibaugh,
President, Place 6

Gabriel Rubio,
Vice President, Place 1

Darsell Johnson,
Director, Place 2

Kareem Evans,
Director, Place 3

Jaisen Rutledge,
Director, Place 4

Currently Vacant,
Director, Place 5

Justin Schultz,
Director, Place 7

CALL TO ORDER

ROLL CALL

Steven Deffibaugh
Gabriel Rubio
Darcel Johnson
Jaisen Rutledge
Kareem Evans
Justin Schultz

INVOCATION

PLEDGE OF ALLEGIANCE

PLEDGE TO THE TEXAS FLAG

Honor The Texas Flag; I Pledge Allegiance To Thee, Texas, One State Under God, One And Indivisible.

CITIZEN APPEARANCE

Citizens are allowed 3 minutes to speak. The Board is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statement of specific factual information in response to a citizens inquiry or to recite existing policy in response to the inquiry.

CONSENT AGENDA

Consent Agenda: All consent agenda items listed are considered to be routine by the Community Development Corporation and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Minutes

Discussion and possible action regarding the minutes of the January 4, 2022 Regular Community Development Corporation Meeting.
[CDC Meeting Minutes 01.04.22.docx](#)

CDC Financial Statement and Sales Tax

Discussion and possible action regarding CDC financial statement and sales tax.
[03-Dec 2021 CDC.pdf](#)

REGULAR AGENDA

2022- Community Center Furniture Update

- 005** Update, discussion and possible action regarding update on furniture for the Community Center from Perkins Will.
[PCC Presentation Final.pdf](#)
[2022.01.25 Spencer PCC Furn Final TC.pdf](#)

2022- Princeton Lowry Crossing Chamber of Commerce Update

- 006** Update and discussion on 4th quarter report from the Princeton Lowry Crossing's Chamber of Commerce President Christi Houston.
[Report for CDC-EDC - 4th Quarter reporting 2021.docx](#)

2022- Proposed Management Presentation

- 007** Proposed Community Center Management presentation by Community Development Coordinator DeShawyna Walker.
[Princeton Community Center Proposed Management Presentation Final.pptx](#)

2022- Community Center Management Agreement

- 008** Discussion and possible action regarding a resolution authorizing the Princeton Community Development Corporation Community Center project and authorizing the City Manager to act on the City's behalf in negotiating and executing an agreement to assist and administer the operations of said project.
[Community Center CDC-City Lease Agreement C14005D20220118DO2.doc](#)
[Res. for Cmty Ctr Operations Agreement C14005D20220117DO1.docx](#)
[Resolution CD20220201R.pdf](#)

2022- Community Center Update

009 Update, discussion and possible action regarding 1. Parking lot lighting 2. Status of Community Center (CO) 3. Purchase of a portable PA system 4. Purchase of burglar and fire alarms for building 5. Purchase of gutters and additional landscaping

2022- Future Agenda Items

010 Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these request.

EXECUTIVE SESSION

Executive Session: Under terms of Chapter 551 of Texas Government Code the Board may enter in CLOSED SESSION or Executive Session to discuss any items listed or referenced on a posted agenda notice for this meeting as necessary under the following exceptions to the Open Meetings Act under Texas Government Code:

Section 551.071 (2) Texas Government Code. Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter on any posted agenda items.

(Tex. Gov't Code §551.072.) Discuss or deliberate the purchase, exchange, lease, or value of real property.

1. Purchase of property for next park site.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA-CITY MANAGER

1. City Council Meetings for February 2022: Regular Meeting Monday, February 14, 2022 and Monday, February 28, 2022 at 6:30pm.
2. Next Regular CDC Meeting is Tuesday, March 1, 2022 at 6:00pm.

CDC REPORT AGENDA

CDC Board of Directors report about items of community interest in which no action will be taken.

ADJOURNMENT

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall @ 01/28/2022 @ 3:04pm and copies thereof were delivered to the Community Development Corporation Board of Directors.

Shawyna Walker
Shawyna Walker/EDC/CDC Coordinator

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses for participation in or access to the City of Princeton sponsored

public programs, services and/or meetings, the City requests the individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Amber Anderson, City Secretary, or other designated official at 972-734-2416. The Community Development Corporation reserves the right to consult in executive session with its attorney and to receive legal advice regarding any item listed on this agenda pursuant to Section 551.071(b).