



**NOTICE OF ECONOMIC DEVELOPMENT CORPORATION MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
December 4, 2023**

The Economic Development Corporation of the City of Princeton will meet in Regular Meeting Session on December 4, 2023 at 6:00 PM Princeton Municipal Center 2000 East Princeton Dr. Princeton, Texas 75407 to discuss the following

**Terrance Johnson,**  
*Chair, Place 4*

**Mike Thompson,**  
*Vice Chair, Place 1*

**James Miller,**  
*Director, Place 2*

**Emarcus Bingham,**  
*Director, Place 3*

**Pat Sheehan,**  
*Director, Place 5*

**Sherry Campbell,**  
*Director, Place 6*

**Michael Crawford,**  
*Director, Place 7*

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**CALL TO ORDER**

**ROLL CALL**

Terrance Johnson  
James Miller  
Emarcus Bingham  
Mike Thompson  
Pat Sheehan  
Sherry Campbell  
Michael Crawford

**MOMENT OF SILENCE**

## **PLEDGE OF ALLEGIANCE**

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

## **PUBLIC APPEARANCE**

Members of the public are allowed 3 minutes to speak. The Economic Development Corporation is unable to respond or to discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to public inquiry or to recite existing policy in response to any inquiry.

## **CONSENT AGENDA**

All consent agenda items listed are considered to be routine by the Economic 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.

### **United Supermarkets**

Discussion and possible action to approve the United Supermarkets development agreement.

[Dev Agreement United Supermarkets - \(Clean 11-3-23\).pdf](#)

### **Minutes**

Discussion and possible action regarding the minutes of the November 6, 2023, Economic Development Corporation Meeting.

[EDC Meeting Minutes 11.06.23.docx](#)

### **EDC Financial Sales Tax**

Discussion and possible action regarding EDC Financial Statement and Sales Tax.

[10.2023 Report - EDC.pdf](#)

## **REGULAR AGENDA**

### **2023-080 Zoho Corporation**

Discussion and possible action to approve the contract and development agreement with Zoho Corporation.

[Dev Agreement Zoho Corporation \(CLEAN For Approval\).pdf](#)

[Bois D'Arc Contract Buyer Signed.pdf](#)

### **2023-081 January 2024 Meeting Date**

Discussion and possible action regarding the January 2024 meeting date.

[Jan 2024.pdf](#)

### **2023-082 Future Agenda Items**

Possible action to approve requests for items to be placed on a future agenda and not for discussion of the requests.

## **EXECUTIVE SESSION**

Executive Session: In accordance with Chapter 551 of the Texas Government Code, the Economic Development Corporation may enter into CLOSED SESSION or Executive Session to discuss any of the following:

Section 551.071, Texas Gov't Code: Consultation with the City Attorney on pending or contemplated litigation, a settlement offer, or 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 item listed elsewhere within this agenda, and/or the subject matter listed below:

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

(Tex. Gov't Code §551.087.) Discuss or deliberate Economic Development Negotiations:

Texas Government Code 551.074 – Personnel Matters. (a) This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee.

1. Children's Lighthouse
2. 99 Vision Development Agreement
3. Innovaytus Contract

## **ACTION PERTAINING TO EXECUTIVE SESSION**

### **REPORT AGENDA - CITY MANAGER**

1. City Council Meeting for December 2023: Monday, December 11, 2023, at 6:30pm.
2. Next Regular EDC Meeting: TBD

### **EDC REPORT AGENDA**

EDC 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 Municipal Center @ 11/30/2023 @ 15:00 and copies thereof were delivered to the President, Vice President, and Directors of the EDC.

DeShawyna Walker  
DeShawyna 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 Economic 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).