

Minutes
The City of Princeton
Special Community Development Corporation Meeting of May 9, 2023

The Community Development Corporation (CDC) of the City of Princeton, Texas, met in regular session on May 9, 2023, at 6:00pm to discuss the following:

The following CDC Board of Directors were present: Chairman Jaisen Rutledge, Vice-Chairman Kareem Evans, Director John Ragan, Director Jeff Watson, and Director Gabriel Rubio. Director Jason Ash was absent.

The following Staff Members were present: City Manager Derek Borg, EDC/CDC Coordinator DeShawyna Walker, Director of Community Engagement Tenishea Turner, City Attorney David Overcash, Director of Parks and Recreation Chase Bryant, and Community Events Director Stephanie O'Brien.

Chairman **Rutledge** called the CDC Meeting to order at 6:04pm.

Chairman **Rutledge** called roll, present were CDC Directors **John Ragan, Jeff Watson, Gabriel Rubio**, and Vice-Chairman **Kareem Evans**.

Chairman **Rutledge** led the Moment of Silence.

Chairman **Rutledge** led the Pledge of Allegiance.

Chairman **Rutledge** led the Pledge to the Texas Flag.

Chairman **Rutledge** announced Public Appearance. No one **spoke**.

Chairman **Rutledge** announced 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. Items on the Consent Agenda were: 1) Discussion and potential action to approve the First Addendum to the Development Agreement and Performance Agreement with SSD at Frisco, LLC, to extend certain deadlines and update notice addresses. 2) Discussion and possible action regarding the minutes of the April 4, 2023, Community Development Corporation Meeting. 3) Discussion and possible action regarding CDC financial statement and sales tax. Director **Rubio made a motion to approve** the Consent Agenda. Vice-Chair **Evans seconded the motion**. The **motion carried unanimously**.

Chairman **Rutledge** then announced the first item under the Regular Agenda: **(CDC-2023-029):** "First reading of resolution 2023-05-09-R01, to authorize up to \$75,000 of project expenditures for Community Outreach Programs conducted at the Steven and Judy Deffibaugh Community Center." Director **Rubio made a motion to approve**. Vice-Chair **Evans seconded the motion**. The **motion carried unanimously**.

Chairman **Rutledge** then announced the second item under the Regular

Agenda: **(CDC-2023-030)**: "Second reading of resolution 2023-05-09-R01, to authorize up to \$75,000 of project expenditures for Community Outreach Programs conducted at the Steven and Judy Deffibaugh Community Center." Director **Rubio made a motion to approve**. Vice-Chair **Evans seconded the motion**. The **motion carried unanimously**.

Chairman **Rutledge** then announced the third item under the Regular Agenda: **(CDC-2023-031)**: "Discussion and possible action to adopt Res. 2023-05-09-R01, authorizing up to \$75,000 of project expenditures for Community Outreach Programs conducted at the Steven and Judy Deffibaugh Community Center." Director **Rubio made a motion to approve**. Director Watson **seconded the motion**. The **motion carried unanimously**.

Chairman **Rutledge** then announced the fourth item under the Regular Agenda: **(CDC-2023-032)**: "First reading of resolution 2023-05-09-R02, to authorize in kind contributions for Senior Resident Programs to be conducted at the Steven and Judy Deffibaugh Community Center and administered by the City's Parks and Recreation Department." Director **Rubio made a motion to approve**. Vice-Chair **Evans seconded the motion**. The **motion carried unanimously**.

Chairman **Rutledge** then announced the fifth item under the Regular Agenda: **(CDC-2023-033)**: "Second reading of resolution 2023-05-09-R02, to authorize

in kind contributions for Senior Resident Programs to be conducted at the Steven and Judy Deffibaugh Community Center and administered by the City's Parks and Recreation Department." Director **Rubio made a motion to approve**. Vice-Chair **Ragan seconded the motion**. **The motion carried unanimously**.

Chairman **Rutledge** then announced the sixth item under the Regular Agenda: **(CDC-2023-034)**: "Discussion and possible action to adopt Res. 2023-05-09-R02, authorizing in-kind contributions for Senior Resident Programs to be conducted at the Steven and Judy Deffibaugh Community Center and administered by the City's Parks and Recreation Department." Director **Evans made a motion to reconsider** and table the item until more discussions are carried out. Director **Rutledge seconded the motion**. **The motion carried unanimously**.

Chairman **Rutledge** then announced the seventh item under the Regular Agenda: **(CDC-2023-035)**: "Discussion and possible action on updates to the application procedures and facility use restrictions for the Steven and Judy Deffibaugh Center." Director **Rubio made a motion** to hold a work session to discuss the process and parameters. Director **Watson seconded the motion**. **The motion carried unanimously**.

Chairman **Rutledge** then announced the eighth item under the Regular Agenda: **(CDC-2023-036)**: "Discussion and possible action regarding landscaping and hours of

operation for the Steven and Judy Deffibaugh Community Center. Presented by Parks and Recreation Director, Chase Bryant." Director **Watson made a motion** to approve moving the closing time up to 11pm and to 1am for July 4th and December 31st (NYE). Vice-Chair Evans **seconded the motion. The motion carried unanimously.** Director **Rubio made a motion** to approve the community center landscaping. Vice-Chair **Evans seconded the motion. The motion carried unanimously.**

Chairman **Rutledge** then announced the ninth item under the Regular Agenda: **(CDC-2023-037):** "Discussion and possible action regarding FY24 budget allocations and setting a date and time for a budget workshop." Director **Rubio made a motion** to approve the preliminary allocations and selected Tuesday, June 6, 2023 at 5pm. Director **Ragan seconded the motion. The motion carried unanimously.**

Chairman **Rutledge** then announced the tenth item under the Regular Agenda: **(CDC-2023-038):** "Discussion and possible action regarding creating a website for the Princeton Community Development Corporation." Director **Evans made a motion to approve** and requested Director of Communications Tenishea Turner return with the total costs for a CDC page on the City website and costs for any additional equipment and/or expenses necessary for the Communications Department. Director **Watson seconded the motion. The motion carried unanimously.**

Chairman **Rutledge** then announced the eleventh item under the Regular Agenda: **(CDC-2023-039)**: "Update, discussion, and possible action regarding CDC marketing display options." Director **Rubio made a motion to approve** the purchase from Princeton Printing with proofs of ads. Director **Watson seconded the motion.** **The motion carried unanimously.**

Chairman **Rutledge** then announced the twelfth item under the Regular Agenda: **(CDC-2023-040)**: "Discussion and possible action regarding the July 2023 CDC meeting date." **Tuesday July 11, 2023 was chosen.**

Chairman **Rutledge** then announced the thirteenth item under the Regular Agenda: **(CDC-2023-041)**: "Possible action to approve requests for items to be placed on a future agenda and not for discussion of these requests." Purchase of one trailer for Community Events, July 4th table, and parameters for determining CDC support **were added.**

Chairman **Rutledge** then announced 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

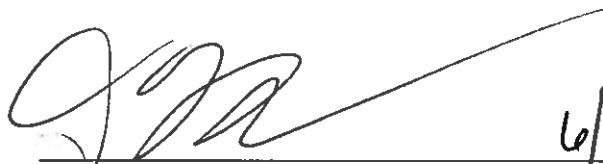
Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter on any item listed elsewhere within this agenda, and/or the subject matter listed below: **No Executive Session was held.**

City Manager **Borg** then announced the first item under **Report Agenda-City Manager**. "City Council meetings for May 2023. Monday, May 22, 2023 at 6:30pm."


City Manager **Borg** then announced the second item under Report Agenda. "Next Regular CDC meeting will be held Tuesday, June 6, 2023, at 6:00pm, and there will be a work session beginning at 5pm."

Chairman **Rutledge** then announced the CDC Report Agenda. "CDC Board of Directors report about items of community interest in which no action will be taken."

Chairman **Rutledge** suggested a motion to adjourn. **Time of adjournment was 9:04 pm.**



Jaisen Rutledge, Chairman 6/6/23
Date



DeShawyna Walker, EDC/CDC Coordinator 6/6/23
Date