

Minutes  
The City of Princeton  
Community Development Corporation  
Regular Meeting of August 5, 2019

The Princeton Community Development Corporation met in a regular session in the City Council Chamber at City Hall, located at 123 West Princeton Drive, Princeton, Texas on Monday, August 5, 2019 at 3:00 p.m. The following CDC Board of Directors were present: President Steve Deffibaugh, Vice-President David Kleiber, Directors Mary Hodges, Gabriel Rubio, and Kenneth Mayberry. The following Staff Members were present: Marketing & Communications Manager, Debbie Cooke, City Manager, Derek Borg, and CDC/EDC Coordinator Nakia Patton.

**President Steve Deffibaugh presided and called the CDC Meeting to order at 3:00 PM.**

President Deffibaugh called roll, present were Vice-President Kleiber, Directors Hodges, Rubio, and Mayberry Not present was Director Bishop and Williams.

President Deffibaugh led the Directors and audience in the invocation.

Director Mayberry led the Directors and audience in the Pledge of Allegiance.

Director Hodges led the Directors and audience in the Texas Pledge.

President Deffibaugh then announced **Citizen Appearance**. No one spoke.

President Deffibaugh then announced the Consent Agenda: All consent agenda items listed are considered to be routine by the Community Development Corp. and will be enacted by one motion. There will be no separate discussion of these items unless a Director so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

“Discussion and possible action regarding the minutes from the Regular Community Development Corporation meeting of July 1, 2019.” Director Hodges made a motion to approve the consent agenda items. Director Rubio seconded the motion. **The motion carried.**

President Deffibaugh then announced the first item under the Regular Agenda: **(Item 1)** “Update and discussion regarding the introduction of the Marketing and Communications Manager, Debbie Cooke.” No action taken.

President Deffibaugh then announced the second item under the Regular Agenda **(Item 2)** “Presentation, discussion and possible action regarding the new City logo Tagline, presented by Eisenberg and Associates.” No Action taken.

President Deffibaugh then announced the third item under the Regular Agenda **(Item 3)** “Discussion and possible action regarding purchase of marketing materials with the new City of Princeton logo.” Director Mayberry made a motion to approve the purchase of marketing materials with the new City of Princeton logo. Director Rubio seconded the motion. **The motion carried.**

President Deffibaugh then announced the fourth item under the Regular Agenda **(Item 4)** “Update and discussion regarding the marketing maps presented by Joni Margotta with Stantec.” No action taken.

President Deffibaugh then announced the fifth item under the Regular Agenda **(Item 5)** “Discussion and possible action to approve an agreement between the Princeton Chamber of Commerce and the CDC to sponsor a Main Street Market.” Director Rubio made a motion to approve an agreement with the Princeton Chamber of Commerce and the Princeton CDC to sponsor a Main Street Market. Director Mayberry seconded the motion. **The motion carried.**

President Deffibaugh then announced the sixth item under the Regular Agenda **(Item 6)** “Discussion and possible action regarding a resolution to sponsor a Main Street Market located in the Downtown Princeton area.” Director Mayberry made a motion to approve

**RESOLUTION NO. 2019-8-12-R-1 that sponsors a Main Street Market located in the Downtown Princeton area. Director Rubio seconded the motion. The motion carried.**

President Deffibaugh then announced the seventh item under the Regular Agenda (Item 7) "Discussion and possible action regarding a request from the VFW for sponsorship for their annual Family Freedom Festival taking place September 15, 2019." Director Rubio made a motion to approve the request from the VFW for sponsorship for their annual Family Freedom Festival taking place on September 15, 2019. Director Hodges seconded the motion. The motion carried.

President Deffibaugh then announced the eighth item under the Regular Agenda (Item 8) "Discussion and possible action regarding an amendment for the Veterans Memorial Park project. (IPO #27A)." Director Rubio made a motion to approve the amendment for the Veteran's Memorial Park project. IPO #27A). Vice-President Kleiber seconded the motion. The motion carried.

President Deffibaugh then announced the ninth item under the Regular Agenda (Item 9) "Discussion and possible action regarding a Project Agreement authorizing the annual expenditure to pay the City for the CDC share of the City's 2019 Tax Note." Director Rubio made a motion to approve the Project Agreement authorizing the annual expenditure to pay the City for the CDC share of the City's 2019 Tax Note. Director Mayberry seconded the motion. The motion carried.

President Deffibaugh then announced the tenth item under the Regular Agenda (Item 10) "Update regarding the opening celebration of the new Princeton Dog Park on July 27." No action taken.

President Deffibaugh then announced the eleventh item under the Regular Agenda (Item 11) "Discussion and possible action regarding the purchase of shade covers for the dog park." No action taken.

President Deffibaugh then announced the twelfth item under the Regular Agenda (Item 12) "Public Hearing - the authorizing of funding of the projects to complete the renovation of the Community Center and other park and recreation improvements as found by the corporation's board of directors to provide public facilities and improvements for the benefit of its residents as authorized by the Development Corporation Act of 1979, Article 5190.6, Vernon's Texas Civil Statutes, Section 4B, and now operating under Texas Local Government Code, Chapter 505 (the "Act")," Open 4:49 PM Close 4:50 PM

President Deffibaugh then announced the thirteenth item under the Regular Agenda (Item 13) "Discussion and possible action regarding two amendments for the CDC Community Center project, presented by Kimley-Horn. (IPO #67B). Director Rubio made a motion to approve two amendments for the CDC Community Center project (IPO #67B). Director Hodges seconded the motion. The motion carried.

President Deffibaugh then announced the fourteenth item under the Regular Agenda (Item 14) "Discussion and possible action regarding a Master Development Agreement prepared by IC-SB Princeton Land Partners, LP Comsor Corporation, requesting incentives and the ability to independently assign incentives in the Crossroads Development." No action taken.

President Deffibaugh then announced the fifteenth item under the Regular Agenda (Item 15) "Discussion and possible action regarding CDC 2020 Budget Worksheet." No action taken.

President Deffibaugh then announced the sixteenth item under the Regular Agenda (Item 16) "Discussion and possible action regarding the current CDC Budget, Debt information, and Financial Balance Statement." No action taken.

President Deffibaugh then announced the seventeenth item under the Regular Agenda (Item 17) "Consider a request for items to be placed on future agenda and NOT for discussion." No action taken.

President Deffibaugh then announced the items under the Report Agenda:

#### **City Manager**

Reminder: The City of Princeton Boards & Commission meetings are scheduled on a monthly basis. The meetings are posted on the City website's calendar for reference. Special meetings are scheduled as needed and are also posted on the City's website. A quorum is always needed to conduct

the meetings. If you know prior to a scheduled meeting that you will not be able to attend, please notify the board president or Nakia Patton as soon as possible.

\*Text and email messages are sent out as reminders prior to the scheduled meetings.

City Council Meets on August 12 and August 26 at 6:30 PM

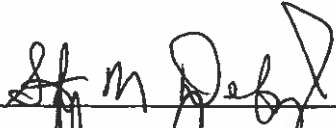
Next Special Meeting, Tuesday, September 3, 2019 at 3 PM

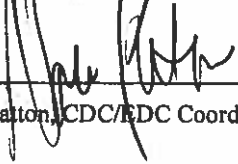
City Offices are closed on Monday, September 2, 2019 in observance of Labor Day

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

Director Rubio made a motion to adjourn. Director Kleiber seconded the motion. The motion carried unanimously.

President Deffibaugh adjourned the meeting at 5:27 PM

  
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Steve Deffibaugh, President ATTEST:

  
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Nakia Patton, CDC/EDC Coordinator