

**NOTICE OF REGULAR MEETING ECONOMIC DEVELOPMENT CORPORATION  
MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
June 7, 2021**

*A quorum of the City Council or another City Board may be in attendance. It is not a certainty that a quorum or other number of the members of the City Council or another City-affiliated body will attend the meeting. No official action by the City Council or any City Board or commission, other than the Princeton Economic Development Corporation, shall be taken.*

The Economic Development Corporation of the City of Princeton will meet in Regular Meeting Session on June 7, 2021 at 6:00 PM 123 W. Princeton Dr. Princeton, Texas 75407 to discuss the following

**Sherry Campbell,**  
*President, Place 6*

**Tim Cotton,**  
*Vice President, Place 5*

**Mike Thompson,**  
*Director, Place 1*

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

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

**Terrance Johnson,**  
*Director, Place 4*

**Chad Jones,**  
*Director, Place 7*

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**CALL TO ORDER**

**ROLL CALL**

Sherry Campbell  
Tim Cotton  
Mike Thompson  
James Miller  
Emarcus Bingham  
Terrance Johnson  
Chad Jones

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITIZEN APPEARANCE**

Citizens 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 a citizens inquiry or recite existing policy in response to an 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.

**Minutes**

Discussion and possible action regarding the minutes of the May 3, 2021  
Regular Economic Development Corporation Meeting.

[EDC Minutes 05-03-21.doc](#)

**REGULAR AGENDA**

**EDC- Financial Report as of April 30, 2021**

2021- Discussion and possible action regarding the April 30, 2021 Economic Development  
039 Corporation financial statement, sales tax and fund balance.

[07 - EDC Apr21.pdf](#)

**EDC- Princeton Chamber of Commerce**

2021- Discussion and possible action regarding the Relocation Guide/membership directory  
040 as requested by President Sherry Campbell.

**EDC- Communication Master Plan (IPO #131)**

2021- Discussion and possible action regarding IPO #131, development of a communication  
041 master plan for the City of Princeton.

[20210525\\_IPO#131\\_Communication Master Plan KSG.pdf](#)

**EDC- Resolution EDC-2021-06-07-R (Crossroads Gas Line)**

2021- Discussion and possible action regarding Resolution EDC-2021-06-07-R, gas line for  
042 Crossroads.

[SiEnergy-EDC - Gas Line Construction Reimbursement Agreement CLEAN.doc](#)

[Sienergy Exhibit C.pdf](#)

**EDC- Development Agreement Amendment (Buff and Shine)**

2021- Discussion and possible action regarding an amendment to the development agreement  
043 with Rich Umbrell and the Buff and Shine company regarding the initial size of their  
new building from 100,000 to 75,000 Sq. Ft. due to the increase in the cost of  
materials.

[Dev Agreement RERR LLC\\_Buff and Shine-EDC 100,000 - 75,000 edit 2-22-2021.docx](#)

[Buff and Shine.pdf](#)

**EDC- Incentives**

2021- Discussion and possible action regarding available incentives for Texas Star.  
044

**EDC- RFP Community and Economic Development Marketing**

2021- Update, discussion and possible action from appointed EDC Board Members  
045 regarding developing an RFP, (request for proposal), to solicit vendors for community  
and economic development marketing.

**EDC- Yorkshire Dr. and 2nd Street**

2021- Discussion and possible action regarding a potential multi-family agreement located at  
046 Yorkshire Dr. and 2nd Street.

**EDC- EDC July Meeting**

2021- Discussion and possible action to change the July Regular Monthly Economic  
047 Development Corporation meeting from Monday, July 5, 2021 to Thursday, July 8,

2021 due to the closure of the City of Princeton for the Independence Day holiday.

**EDC- Future Agenda Items**

2021- Consider a request for items to be placed on a future agenda and NOT for discussion.  
048

**EXECUTIVE SESSION**

(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: (1) To discuss or deliberate regarding commercial or financial information that the Board has received from a business prospect that the Board seeks to have locate, stay, or expand in or near the territory of the City of Princeton and with which the Board is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). Proposed incentive agreements with property developers; pending negotiations on development agreements.

1) Bois 'D' Arc Professional Park.

**ACTION PERTAINING TO EXECUTIVE SESSION**

**REPORT AGENDA - CITY MANAGER**

1) City Council meetings for June 2021: Monday, June 14th at 6:30 p.m. and Monday, June 28th at 6:30 p.m.

2) Next Regular EDC meeting is Thursday, July 8, 2021 at 6:00 p.m.?

3) Update on the Retail Development Project (Praveen Daida with Princeton Pharmacy).

**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 City Hall @ Tuesday, 6/11/2021 5:15 p.m. and copies thereof were delivered to the President, Vice President, and Directors of the EDC.

  
Tabatha Monk, City Secretary

**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 Tabatha Monk, 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).