City of Princeton

Princeton Municipal Center
2000 East Princeton Dr.
Princeton, Texas 75407

Meeting Agenda

Community Development Corporation
Regular Meeting

Wednesday, April 15, 2026 | **6:00 PM** | **Council Chambers**

A. **CALL TO ORDER**

B. **ROLL CALL**

Kareem Evans, Cheneda Samuel, Melissa Ned, Ahmad Thornton, MaryLou Pettis, Allison Guerrero, Kenisha Henderson

C. **INVOCATION**

D. **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.

E. **PUBLIC APPEARANCE**

Members of the public are allowed 3 minutes to speak. The Community 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.

F. **PUBLIC REPORT ITEMS**

1. Next Regular PCDC Meeting: Wednesday, May 20, 2026, @ 6:00 pm.
2. Next Regular PEDC Meeting: Tuesday, May 19, 2026, @ 6:00 pm.
3. Next City Council Meeting: Monday, April 27, 2026, and Monday, May 11, 2026, both @ 6:30 pm.

G. **BOARD REPORT ITEMS**

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

H. **STAFF REPORT ITEMS**

G1. **CEO Operational** Presented by CEO, EDC-CDC Jim Wehmeier.

Update

- CEO Report
- Sales Tax
- Building Permits

CEO report to the CDC Board April 2026.pdf
BUILDING PERMITS 2025 final 0108726 (1).pdf

G2. Financial Report Presented by CEO, EDC-CDC Jim Wehmeier

1. CDC Financials
   - Budget Report
   - Balance Sheet

March Budget Report.pdf
March Balance Sheet.pdf

I. 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.

I1. Minutes Discussion and action regarding the minutes of the PCDC's March 18, 2026, Regular Meeting.
3.18.26 CDC Minutes.pdf

I2. PCDC Financial Statement Discussion and action regarding the PCDC's Financial Statement for March 2026.

J. REGULAR AGENDA

J1. 2026-016 Update on Onboarding Hear update and discuss onboarding training for new board members.

J2. 2026-017 New Attorney for PCDC Consider, discuss, and act on pursuing a new Corporation attorney to represent the Princeton CDC.

J3. 2026-018 Young & Vibrant Community Center Sponsorship Hear a presentation, consider, discuss, and act on allowing the use of the Steve and Judy Deffibaugh Community Center by Young & Vibrant.

J4. 2026-019 Community Center Usage Consider, discuss, and act on deciding the frequency and days of sponsorship of the Community Center for organizations by the CDC.

J5. 2026-020 Princeton/Lowry Crossing Chamber of Commerce Hear an update presentation by the Princeton/Lowry Crossing Chamber on current sponsorships and partnerships, and consider, discuss, and act on possible changes.

J6. 2026-021 CDC Grant Program Hear updates, discuss, and act on CDC grant program.

CDC Promotional and Community Event Grant Draft.pdf

J7. 2026-022 Website Consider , discuss, and act on approving a contract for a new

Proposal website designer.
City of Princeton, TX Website Proposal revised 4_9_26.pdf

K. 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:

L. ACTION PERTAINING TO EXECUTIVE SESSION

M. ADJOURNMENT

Certification

I certify that the above notice of this meeting was posted at least three business days prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at Princeton Municipal Center.

Posted by: Brianna Bates
Brianna Bates, EDC/CDC Coordinator

Date posted: 4/9/2026

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(2).