MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, MAY 9, 2023
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.**

President Gillenwater called the KEDC meeting to order at 6:00 PM. Directors present were Charles Gillenwater, Barry Ratcliffe, and Ben Brashear. Director Jane Lucas was absent. President Gillenwater declared a quorum present. Also present were City Manager Mike Holder, Planner Joy Henderson, Human Resources Coordinator Sharna Ellis and Economic Development Director Stewart McGregor.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the KEDC on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the KEDC as a whole. **When addressing the KEDC, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and KEDC.**

No comments were given.

EXECUTIVE DIRECTOR'S REPORT Receive an update and discussion regarding the following: a.) Meetings/Events of Interest; b.) Prospect Activity; c.) Staff Announcements

1. KEDC Executive Director's Report

Mr. McGregor presented the KEDC Executive Directors report about his activities for this month.

DISCUSSION/ACTION ITEMS

2. Proclamation in recognition of Economic Development Week, May 8-12, 2023.

Mr. McGregor presented the Proclamation the Mayor and City Council issues recognizing Economic Development Week on May 8-12, 2023.

3. Consider and take appropriate action on the monthly Financial Report from the Treasurer of the Corporation.

Director Brashear gave the monthly Financial Report.

Director Brashear made a motion to accept the monthly financial report as presented. The motion was seconded by Director Ratcliffe and passed 3/0.

4. Consider and take appropriate action on the minutes from the April 18, 2023 Kaufman Economic Development Corporation meeting.

Director Ratcliffe made a motion to approve the minutes from the April 18, 2023, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Brashear and passed 3/0.

5. Consider and take appropriate action on a budget amendment to the FY 2022-23 Kaufman Economic Development Corporation budget.

Director Ratcliffe made a motion to approve a budget amendment to the FY 2022-23 Kaufman Economic Development Corporation budget. The motion was seconded by Director Brashear and passed 3/0.

6. Consider and take appropriate action on a contractual time limit for Eleanor's Coffee Shop site enhancement matching grant, located at 303 W. Mulberry St., Kaufman, TX.

Mr. McGregor outlined the proposed contractual time limit regarding Eleanor's Coffee Shop Site Enhancement Matching Grant to extend the term from 6 months to 8 months.

Director Brashear made a motion to extend the contractual time limit for Eleanor's Coffee Shop site enhancement matching grant from 6 months to 8 months. The motion was seconded by Director Ratcliffe and passed 3/0.

7. Consider and take appropriate action on a Downtown Destination matching grant contractual extension time limit for Jesse's Fajitas & Rita's, located at 101 W. Mulberry St., Kaufman, TX.

Director Brashear made a motion to extend the contractual time limit on a Downtown Destination matching grant for Jesse's Fajitas & Rita's, until September 16, 2023. The motion was seconded by Director Ratcliffe and passed 3/0.

EXECUTIVE SESSION In accordance with Texas Government Code, Section 551.001, et seq., the KEDC will recess into Executive Session (closed meeting) to discuss the following:

President Gillenwater recessed into executive session at 6:29 PM.

8. A. Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body 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): Projects Lock Box, Bluebonnet, Bright, Lego, Elsie, Razorback, Cowbell, Sunshine, Snooze, Blue, Orange, Home Run, Big Event; Downtown Square Properties; KEDC-Owned Properties; Parcel IDs #426, 188001, 3871, 16826, 190536, 16821, 79084, 16829, 16832, 3876, 5404, 202751, 202752, 202753, 219551

   B. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: KEDC-Owned

Properties; SH 34 Connector Road; Projects Range, Prairie; Parcel IDs #49240, 5313, 5388, 5487, 50066, 50080, 50072

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 6:55 PM.

9. Consider and take appropriate action, if any, on matters discussed in Executive Session.

There was no action on matters discussed in Executive Session.

BOARD INQUIRY If a member of the Corporation makes a spontaneous inquiry about a subject not on this agenda, then the KEDC or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the KEDC cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

No comments were given.

ADJOURNMENT

There being no further business, President Gillenwater adjourned the meeting at 6:55 PM.

APPROVED:

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Charles Gillenwater, President

ATTEST:

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Ben Brashear, Secretary/Treasurer