



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, FEBRUARY 13, 2024 AT 6:00 PM
KAUFMAN CITY HALL
COUNCIL CHAMBERS
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142**

**ALL ITEMS ARE SUBJECT
TO ACTION BY THE BOARD**

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.**

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.**

CONSENT AGENDA

1. Consider and take appropriate action on the monthly Financial Report from the Treasurer of the Corporation.
2. Consider and take appropriate action on the minutes from the January 9, 2024 Kaufman Economic Development Corporation meeting.

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

3. KEDC Executive Director's Report - Discussion Only (No Action Taken)
 - 3.1) Staff Report on monthly Kaufman EDC marketing and prospect activities;
 - 3.2) Staff Report on monthly business retention and expansion (BRE) activities;
 - 3.3) Staff Report on monthly commercial development activities;
 - 3.4) Staff Report on events attended by KEDC Staff

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:

4. 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 Elsie, Pie, Cowbell, Blue, Orange, Snooze, Jetson, Lego, Prime, King's Fort Development

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; Prairie Creek Crossing Business Park Lot 9; Projects Pie, Prairie

RECONVENE INTO OPEN SESSION

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

ITEMS OF COMMUNITY INTEREST Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or Kaufman EDC Staff may make an announcement about items of community interest during a meeting of the corporation without having given notice of the subject of the announcement. "Items of community interest" includes: (1) expression of thanks, congratulations or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the corporation; (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the corporation that was attended or is scheduled to be attended by a board member or employee of the corporation.

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.

ADJOURNMENT

I, STEWART MCGREGOR, EXECUTIVE DIRECTOR, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 6:00 P.M. ON FRIDAY, FEBRUARY 9, 2024 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

STEWART McGREGOR
EXECUTIVE DIRECTOR

THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Revenue & Expense Report

Department: Non departmental

Program:

Period Ending: 2/2024
Encumbrances

Account Prior Year	Description 2 Years Prior	Current Year	Current Month	YTD Actual & Encumbr	Budget Balance	Budget Balance
Actual	Actual	Budget	Actual			Percent
Total						
32-4105-000-0	General Sales & Use	606,500.00-		202,309.64-	404,190.36-	66.643
587,162.04-	559,897.00-					
Subtotal:		606,500.00-		202,309.64-	404,190.36-	66.643
587,162.04-	559,897.00-					
32-4604-000-0	Interest Income	250.00-		9,797.83-	9,547.83	-3,819.132
128.12-	104.44-					
32-4606-000-0	Miscellaneous Revenue			14.28	14.28-	
200.00-						
32-4608-000-0	Loan Revenue	10,000.00-			10,000.00-	100.000
10,000.00-						
32-4612-000-0	Intergovernmental Re			80.09-	80.09	
32-4631-000-0	Other Fin Sources-No			2,791,250.00-	2,791,250.00	
Subtotal:		10,250.00-		2,801,113.64-	2,790,863.64	#####
10,328.12-	104.44-					
Program number:		616,750.00-		3,003,423.28-	2,386,673.28	-386.976
597,490.16-	560,001.44-					
Department number: Non departmental		616,750.00-		3,003,423.28-	2,386,673.28	-386.976
597,490.16-	560,001.44-					
Revenue		616,750.00-		3,003,423.28-	2,386,673.28	-386.976
597,490.16-	560,001.44-					
Subtotal -----						

City of Kaufman

Revenue & Expense Report
Period Ending: 2/2024

Department: Non departmental Program:

Account	Description	Current	Current	Encumbrances	Current	Budget	Budget
Prior Year	2 Years Prior	Year	Month		YTD Actual	Balance	Balance
Actual	Actual	Budget	Actual		& Encumbr		Percent
Total							
32-5101-000-0	Salaries & Wages	143,015.00			30,895.87	112,119.13	78.397
152,322.50	120,388.10						
32-5177-000-0	Retention Pay	5,000.00				5,000.00	100.000
Subtotal:		148,015.00			30,895.87	117,119.13	79.127
152,322.50	120,388.10						
32-5203-000-0	Operating Supplies	3,400.00			293.22	3,106.78	91.376
39.41-	6,059.85						
32-5213-000-0	Meetings	7,500.00			2,007.14	5,492.86	73.238
5,446.37	7,585.79						
32-5214-000-0	Promotional Material	7,400.00			329.40	7,070.60	95.549
3,078.00	3,456.21						
32-5220-000-0	Minor Tools & Equipm	10,925.00			3,000.00	7,925.00	72.540
6,800.00	4,978.44						
Subtotal:		29,225.00			5,629.76	23,595.24	80.736
15,284.96	22,080.29						
32-5302-000-0	Postage & Delivery	500.00			150.00	350.00	70.000

203.81	34.87				
32-5303-000-0	Advertising	18,250.00	6,105.00	12,145.00	66.548
10,960.00	10,208.08				
32-5305-000-0	Licenses, Dues & Sub	3,905.00	1,048.59	2,856.41	73.148
3,918.25	2,290.05				
32-5306-000-W	Utilities-Electric/W	550.00	129.39	420.61	76.475
542.22	423.17				
32-5309-000-0	Insurance & Bonds	1,100.00		1,100.00	100.000
1,100.00	1,100.00				
32-5322-000-0	Tuition & Education	4,450.00	900.00	3,550.00	79.775
2,174.00	3,433.68				
32-5330-000-0	Travel	7,950.00	883.36	7,066.64	88.889
8,281.58	3,658.87				
32-5352-000-0	Maintenance-Grounds	12,000.00	1,000.00	11,000.00	91.667
8,200.00	8,000.00				
32-5362-000-0	Professional Svcs-Ad	97,751.00	29,932.59	67,818.41	69.379
69,859.88	79,272.24				
32-5363-000-0	Professional Svcs-Te	8,000.00	1,500.00	6,500.00	81.250
7,920.17	10,750.00				
Subtotal:		154,456.00	41,648.93	112,807.07	73.035
113,159.91	119,170.96				
32-5487-000-0	Land Purchase		2,745,759.10	2,745,759.10-	
Subtotal:			2,745,759.10	2,745,759.10-	
32-5500-000-0	Matching Grants	100,000.00	36,500.00	63,500.00	63.500
44,272.10	27,633.78				
32-5501-000-0	Incentives / Intergo	150,000.00		150,000.00	100.000
32-5507-000-0	HWY 34 Bypass Fundin	100,000.00		100,000.00	100.000
100,000.00	100,000.00				
32-5591-000-0	Budgetary Reserve	50,000.00		50,000.00	100.000
Subtotal:		400,000.00	36,500.00	363,500.00	90.875
144,272.10	127,633.78				
32-5607-000-0	Note - Principal		38,929.59	38,929.59-	
32-5608-000-0	Note - Interest		11,070.41	11,070.41-	
32-5651-000-0	Note - Issuance Cost		41,250.00	41,250.00-	
Subtotal:			91,250.00	91,250.00-	
Program number:		731,696.00	2,951,683.66	2,219,987.66-	-303.403
425,039.47	389,273.13				

Account Prior Year	Description 2 Years Prior	Current Year	Current Month	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent
Actual	Actual	Budget	Actual				
Total							
Department number: 425,039.47	Non departmental 389,273.13	731,696.00			2,951,683.66	2,219,987.66-	-303.403
Expenditure 425,039.47	Subtotal ----- 389,273.13	731,696.00			2,951,683.66	2,219,987.66-	-303.403
Fund number: 172,450.69-	32 ECONOMIC DEVELOPMENT CORP. 170,728.31-	114,946.00			51,739.62-	166,685.62	145.012
*****	End of Report *****						

Executive Director's Report

February 13, 2024

Calendar

- **1/10:** Meeting w/ Project Prime
- **1/11:** Kaufman Leadership Prayer Lunch; Retention Visit w/ Trinity Valley Electric Co-op
- **1/12:** Meeting & Tour of TVCC Kaufman Campus
- **1/15:** MLK Day (KEDC Office Closed)
- **1/17:** Call w/ US Commercial Service; Meeting w/ Scott Smith (Weitzman Real Estate); Quarterly Workforce Roundtable Meeting
- **1/18:** Meeting w/ Project Prime; Leadership Kaufman County Retail Presentation
- **1/19:** Call w/ NCTCOG Economic Development Department; Call w/ Project Pie
- **1/22:** Meeting w/ American National Bank; Call w/ Project Cowbell; Monthly City Council Meeting
- **1/23:** Commissioner's Court Presentation (Project Prime)
- **1/25:** Monthly Chamber Board Meeting
- **1/26:** Monthly Mayor's Roundtable
- **1/30:** Kaufman County Day Planning Committee Meeting
- **1/31:** Call w/ Project Jetson
- **2/1-2:** ICSC Red River Retail Trade Show (Dallas)
- **2/6:** Meeting w/ Method Architecture
- **2/8:** Call w/ Project Jetson
- **2/9:** Call w/ Kelley Construction; SH 34 Connector Road Pre-Construction Meeting
- **2/12:** Meeting w/ McGough Construction
- **2/13:** Dallas College – Garland Campus Tour w/ TVCC

Prospect Lead Responses: Project Marathon, Project Night Sky

Upcoming Events: KEDC Office Closed 2/19 (President's Day); Kaufman Chamber Annual Banquet (2/20); TEDC Winter Conference – San Antonio (2/21-23); Kaufman County Day at the Capitol – Austin (3/24-25)

Next Regular KEDC Board Meeting: Tuesday, March 12th

Economic Development Prospects: Board to receive update on active prospects in Executive Session