



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, MARCH 12, 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 and February 13, 2024 Kaufman Economic Development Corporation meetings.

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

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on a Downtown Destination Matching Grant for B&B Steakhouse & Meat Market, to be located at 110/112 N. Washington St., Kaufman, TX.

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:

5. 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, AC/DC, Trough, Pie, Cowbell, Blue, Orange, Snooze, Jetson, Lego, Prime
- B. Section 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 Pie, Range, Prairie

RECONVENE INTO OPEN 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, MARCH 8, 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: 3/2024

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							
32-4105-000-0	General Sales & Use	606,500.00-	43,849.95-		309,449.32-	297,050.68-	48.978
587,162.04-	559,897.00-						
Subtotal:		606,500.00-	43,849.95-		309,449.32-	297,050.68-	48.978
587,162.04-	559,897.00-						
32-4604-000-0	Interest Income	250.00-			13,834.38-	13,584.38	-5,433.752
128.12-	104.44-						
32-4606-000-0	Miscellaneous Revenue				585.72-	585.72	
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-			2,805,750.19-	2,795,500.19	#####
10,328.12-	104.44-						
Program number:		616,750.00-	43,849.95-		3,115,199.51-	2,498,449.51	-405.099
597,490.16-	560,001.44-						
Department number: Non departmental		616,750.00-	43,849.95-		3,115,199.51-	2,498,449.51	-405.099
597,490.16-	560,001.44-						
Revenue		616,750.00-	43,849.95-		3,115,199.51-	2,498,449.51	-405.099
597,490.16-	560,001.44-						
Subtotal -----							

City of Kaufman

Revenue & Expense Report
Period Ending: 3/2024

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			58,036.75	84,978.25	59.419
152,322.50	120,388.10						
32-5177-000-0	Retention Pay	5,000.00				5,000.00	100.000
Subtotal:		148,015.00			58,036.75	89,978.25	60.790
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			2,745.75	4,754.25	63.390
5,446.37	7,585.79						
32-5214-000-0	Promotional Material	7,400.00			2,924.40	4,475.60	60.481
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			8,963.37	20,261.63	69.330
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	11,105.00	7,145.00	39.151
10,960.00	10,208.08				
32-5305-000-0	Licenses, Dues & Sub	3,905.00	1,673.05	2,231.95	57.156
3,918.25	2,290.05				
32-5306-000-W	Utilities-Electric/W	550.00	172.92	377.08	68.560
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	1,550.00	2,900.00	65.169
2,174.00	3,433.68				
32-5330-000-0	Travel	7,950.00	1,404.54	6,545.46	82.333
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	57,962.93	39,788.07	40.703
69,859.88	79,272.24				
32-5363-000-0	Professional Svcs-Te	8,000.00	3,800.00	4,200.00	52.500
7,920.17	10,750.00				
Subtotal:		154,456.00	78,818.44	75,637.56	48.970
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	41,500.00	58,500.00	58.500
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	41,500.00	358,500.00	89.625
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	3,024,327.66	2,292,631.66-	-313.331
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			3,024,327.66	2,292,631.66-	-313.331
Expenditure 425,039.47	Subtotal ----- 389,273.13	731,696.00			3,024,327.66	2,292,631.66-	-313.331
Fund number: 172,450.69-	32 ECONOMIC DEVELOPMENT CORP. 170,728.31-	114,946.00	43,849.95-		90,871.85-	205,817.85	179.056
*****	End of Report *****						



**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, JANUARY 9, 2024
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 6:02 P.M. Directors present were Charles Gillenwater, Barry Ratcliffe, and Tommy Henricks. Directors Jane Lucas and Ben Brashear were absent. President Gillenwater declared a quorum present. Also, present were Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks 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.

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 December 12, 2023 Kaufman Economic Development Corporation meeting.

Director Henricks made a motion to approve consent agenda items 1 and 2 as presented. The motion was seconded by President Gillenwater and passed 3/0.

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

Mr. McGregor presented the KEDC Executive Director's report about his activities for the previous month.

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on a Site Enhancement Matching Grant for Teresa Pineda (dba Teresa's Creations) located at 104 S. Jefferson St., Kaufman, TX.

Mr. McGregor presented the application for the site enhancement matching grant submitted by Teresa Pineda for a project to improve a building located on S. Jefferson St.

Vice President Ratcliffe made a motion to approve a Site Enhancement Matching Grant for Teresa Pineda (dba Teresa's Creations) located at 104 S. Jefferson St., Kaufman, TX. The motion was seconded by Director Henricks and passed 3/0.

5. Consider and take appropriate action on a budget amendment and assigned fund balance for the Kaufman Economic Development Corporation for Fiscal Year 2023-24.

There was no action required on this item.

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 6:16 P.M.

6. 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

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

President Gillenwater reconvened into open session at 6:50 P.M.

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

There were no actions required from the 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.

No comments were given.

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 6:51 P.M.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer



**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, FEBRUARY 13, 2024
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 6:05 P.M. Directors present were Charles Gillenwater, Barry Ratcliffe, and Ben Brashear. Directors Jane Lucas and Tommy Henricks were absent. President Gillenwater declared a quorum present. Also, present were Assistant City Manager Rachel Balthrop Mendoza, 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.

CONSENT AGENDA

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

Director Brashear presented the monthly financial report for January 2024.

President Gillenwater made a motion to approve the monthly Financial Report for January 2024. The motion was seconded by Vice President Ratcliffe and passed 3/0.

2. Consider and take appropriate action on the minutes from the January 9, 2024 Kaufman Economic Development Corporation meeting.

Vice-President Ratcliffe made a motion to table the minutes from the November 14, 2023, Kaufman Economic Development Corporation meeting. The motion was seconded by Director Brashear and passed 3/0.

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;
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- 3.3) Staff Report on monthly commercial development activities;
- 3.4) Staff Report on events attended by KEDC Staff

Mr. McGregor presented the KEDC Executive Director's report about his activities for the previous month.

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 6:17 P.M.

- 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

President Gillenwater reconvened into open session at 7:02 P.M.

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

There was no further action was taken.

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.

No comments were given.

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 7:04 P.M.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer

Executive Director's Report

March 12, 2024

Calendar

- **2/15:** Kaufman Chamber Monthly Board Meeting; TEDC Legislative Committee Meeting
- **2/16:** Monthly Mayor's Roundtable Meeting; Call w/ Project Jetson; Call w/ Palestine EDC (TVCC Training)
- **2/19:** President's Day Holiday
- **2/20:** Meeting w/ Kaufman County Title; Call w/ Project Cowbell; Kaufman Chamber Banquet
- **2/21-23:** TEDC Winter Conference (San Antonio)
- **2/26:** Call w/ Neon Cloud Productions (Kaufman Video Draft); Monthly City Council Meeting
- **2/27:** Meeting w/ Corinth Properties; Josh Mazur's Birthday
- **2/28:** Meeting w/ Kelley Construction; SH 34 Connector Road On-Site Meeting; Kaufman County Day Meeting
- **3/1:** Speaker at Kaufman Lion's Club
- **3/4:** Small Manufacturer Site Visit
- **3/6:** Genesis Center Chapel Rededication
- **3/7:** Speaker at Kaufman Leadership Prayer Lunch

Prospect Lead Responses: Projects Hedron Dune, AC/DC, Air Red, High Speed; 2 Direct Industrial Leads

Upcoming Events: Kaufman County Day at the Capitol – Austin (3/24-25); Good Friday Holiday (3/29)

Next Regular KEDC Board Meeting: Tuesday, April 9th

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



Meeting Date: 3-12-2024		Date: 3-8-2024	Item #: 4	Dept.: KEDC
(Check one)				
☐ Consent		☒ Action		☐ Discussion
SUBJECT:				
Consider and take appropriate action on a Downtown Destination Matching Grant for B&B Steakhouse & Meat Market, to be located at 110/112 N. Washington St., Kaufman, TX.				
BACKGROUND:				
Mr. Dwayne Baumgartner and his family recently acquired the building at 110/112 N. Washington St. (fmr. Murrell building) with plans to renovate the space into a steakhouse and meat market. They are currently owners of 3D Mechanical and have been part of the City of Kaufman for several decades. They have a cattle ranch near Kaufman where they raise cows and sell meat to various restaurants in the DFW area. He began working with the KEDC office in December when he was referred to us and was interested in opening up the business in Kaufman. Several regulatory items have been managed by KEDC staff to facilitate the location of this business. It was recommended that a Downtown location would be an optimal place to continue the momentum of revitalization efforts. He plans to open the business this fall.				
Staff recommends approval of the application matching and not to exceed \$25,000.				
<u>Matching Grants Distributed (\$41,500)</u>				
Already Distributed (Jesse's Fajitas - \$25,000, Eleanor's Coffee - \$11,500, Teresa's Creations - \$5,000)				
<u>Remaining Obligations (\$76,288)</u>				
Daycare (\$9,750); Wiley's Western (\$20,000); Gent Law Firm (\$25,000); Teresa's Creations (\$10,500 remaining); Superior Expo (\$11,038)				
Total Budgeted: \$140,000				
*Total obligations w/ this grant equals \$142,788 (a budget amendment can be made mid-year).				
Author: Stewart McGregor, KEDC Executive Director			Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: \$25,000		Funds Available: Matching Grants		Source: KEDC Revenues
Recommendation: Approval (w/ contingent of obtaining legal business entity prior to contract execution)				
Safe & Secure ☐	Business Friendly/Economic Development ☒	Partnership & Community Involvement ☐	Healthy & Environmentally Cons. Comm. ☐	Financial & OPS Stewardship ☐



DOWNTOWN DESTINATION MATCHING GRANT PROGRAM

INCENTIVE APPLICATION

NOTE: Application must be submitted and approved before any work is done on your project.

Please return completed application with necessary attachments and signatures to the Kaufman Economic Development Corporation, 209 S. Washington St., Kaufman, TX 75142. If you have application questions, please contact Kaufman EDC staff at (972) 932-5332.

Applicant Name: Dwayne Baumgartner Date: 3-8-2024

Legal Business Entity Name: B+B Steakhouse + Meat Market

Mailing Address: 11202 County Road 40326

Phone Number: 972 921 5902 Email: Dwayne@3DMPInc.com

Building Owner (if different from applicant): _____

Project Site/Address: 110 + 112 N. Washington ST

Tax ID Number: _____

**Business must remit sales tax, unless improvement is for second floor commercial use*

Type of Business:

- ☒ New/Unique Dining Concept
- ☐ Specialty Retail
- ☐ Entertainment
- ☐ Brewery/Winery/Distillery
- ☐ 2nd Floor Commercial Use (specify): _____

Days/Hours of Operation: Mon - Sat 11-9

**Businesses open until at least 8:00 p.m. two nights a week are eligible for up to \$25,000 in matching funds*

Type of Work (check all that apply):

- ☐ Exterior Façade
- ☒ Signage
- ☒ Paint (Exterior/Interior)
- ☒ Utility Upgrades
- ☐ Environmental
- ☒ Building Renovation
- ☐ Awnings
- ☒ Demolition
- ☒ Property Repairs
- ☒ Mechanical/Electrical/Plumbing
- ☐ ADA Accessibility
- ☒ Fire Code Improvements
- ☒ Property Beautification
- ☐ Other (specify): _____

Description of Fixed Site Improvements:

Repair Exterior Brick and Siding
New Flooring
New Ceilings
New Plumbing
New AC units
New Fire System

Total Anticipated Improvement Costs: \$ 300,000.00

*Attach all estimates for work subject to the applicable uses of this grant program

Name/Contact Info of General Contractor: 3D MPI

Type of Financing (check all that apply):

☒ Self-Funded ☐ Business Loan ☐ Private Equity

Name/Contact Info of Banker (if applicable):

Describe how your business will contribute to the square and attract customers from outside Kaufman.
Also, describe any new concept/improvement your business will provide that's not currently in Kaufman:

Operation of a Steakhouse and Retail/Meat market

Does your business have other existing locations? ☐ Yes ☒ No

If yes, where? Length of business at location(s):

Describe owner(s) background and industry experience:

Owner currently owns multiple businesses here in Kaufman Co.

Type of Project: ☒ New Location ☐ Relocation ☐ Expansion

Is this project competitive? Are other area cities being considered for this project? ☐ Yes ☒ No

Will product be manufactured on site? ☐ Yes ☒ No

If yes, describe (including any export activity): _____

Anticipated Job Creation (specify FT/PT): 9 FT / 11 PT

Average Job Wage: \$20.00

Value Type	Estimated Amount (\$)
Annual Taxable Sales	800,000.00
Real Property (after improvements)	800,000
Business Personal Property (Inventory/FF&E)	200,000
Annual Mixed Beverage Sales (if applicable)	35,000

Attachments Requested (if available):

- Building Plans/Renderings
- Contractor/Other Estimates
- Photos of Existing Location(s)
- City of Kaufman Permit(s)
- Sales Tax Permit
- Lending Institution Letter of Support
- Business Plan
- Business Owner(s) Resume

I have met with Kaufman EDC Staff and have read and fully understand the Downtown Destination Matching Grant Program policies and procedures. I intend to use this grant program for the aforementioned renovation projects to advance the historic Downtown Kaufman square as a destination for unique businesses that will

draw visitors to the community. *I have not received, nor will I receive insurance monies for this redevelopment project.*

I understand that if awarded this grant, any deviation from the approved project may result in the partial or total withdrawal of the grant. If I am awarded a grant for any work pursuant to this program and the completed work is altered for any reason within 18 months from construction, I may be required to reimburse the KEDC for the full amount of the grant.

Business Name: B + B Steakhouse + Meat Market

Applicant Signature: Dwayne Baumgartner

Applicant Name (printed): Dwayne Baumgartner

Property Owner Signature (if different): _____

Property Owner Name (printed): _____

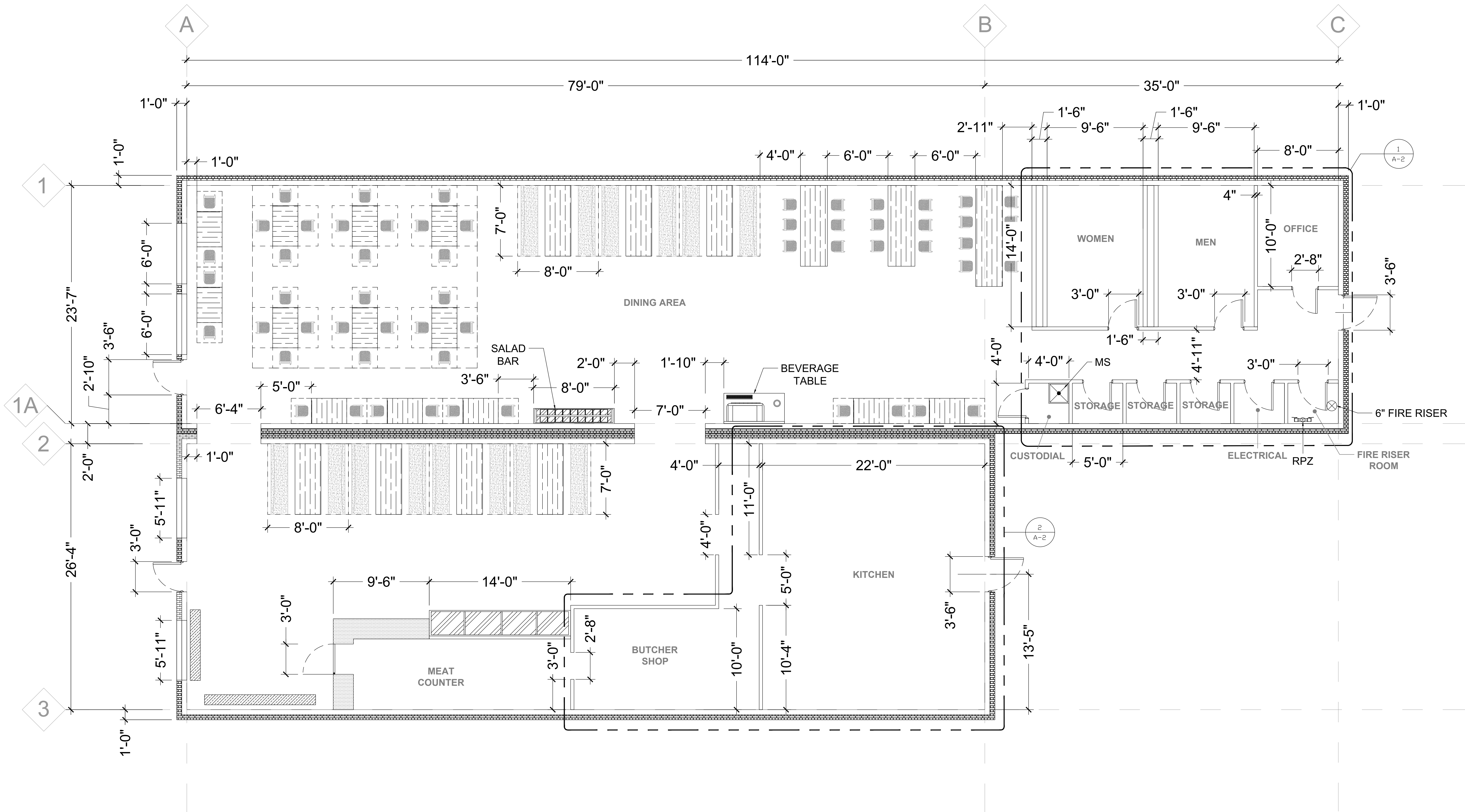
Date: March 8 2024

This section to be completed by KEDC Staff

KEDC Staff Review: Stewart McGregor Date: 3/8/24

Staff Recommendation: ☒ Approve ☐ Deny ☐ More Information Needed

KEDC Board Action: ☐ Approve ☐ Deny ☐ More Information Needed Date: _____



Revisions:		
No.	Date	Item
1	03/04/2024	Revision 1
2	03/08/2024	Revision 2

B&B Steakhouse and Meat Market

Kaufman,
Texas

Contractor:



Phone (972) 932-3810 Fax (972) 932-3797
P.O.Box 1311, Kaufman, Texas 75142
(Office) 600 S. Washington St., Kaufman



Scale: 1/4"=1'-0"

Sheet:

Floor
Plan

Project	BB-01
No.	
Date	02/22/2024
Plot Date	03/08/2024

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