



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, JULY 9, 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 May 14, 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

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on a short-term land lease between the Kaufman Economic Development Corporation and Pavecon Public Works, LP for a temporary concrete

batch plant to serve the Kaufman County Justice Center Connector Road.

5. Discuss and consider the Fiscal Year 2024-2025 budget for the Kaufman Economic Development Corporation.

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:

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 Pie, Blue, Orange, Snooze, Jetson, Olaf, Ker, AC/DC, Patriot

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 Lots 9 & 10; Projects Pie, Prairie

RECONVENE INTO OPEN SESSION

7. 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 WEDNESDAY, JULY 3, 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.

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16:59 07/03/24

Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental

Program:

Period Ending: 7/2024

Account Budget	Description Prior Year	2 Years Prior	Current Year	Current Month	Encumbrances	Current YTD Actual	Budget Balance
Balance	Actual	Actual	Budget	Actual		& Encumbr	
Percent		Total					
32-4105-000-0	General Sales & Use		606,500.00-			469,930.53-	136,569.47-
22.518	587,162.04-	559,897.00-					
Subtotal:			606,500.00-			469,930.53-	136,569.47-
22.518	587,162.04-	559,897.00-					
32-4604-000-0	Interest Income		38,750.00-			30,631.33-	8,118.67-
20.951	128.12-	104.44-					
32-4606-000-0	Miscellaneous Revenue					185.72-	185.72
200.00-							
32-4608-000-0	Loan Revenue		10,000.00-			10,000.00-	
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:			48,750.00-			2,832,147.14-	2,783,397.14
-5,709.533	10,328.12-	104.44-					
Program number:			655,250.00-			3,302,077.67-	2,646,827.67
-403.942	597,490.16-	560,001.44-					
Department number:			655,250.00-			3,302,077.67-	2,646,827.67
-403.942	597,490.16-	560,001.44-					
Revenue		Subtotal -----	655,250.00-			3,302,077.67-	2,646,827.67
-403.942	597,490.16-	560,001.44-					

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16:59 07/03/24
Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental
Period Ending: 7/2024
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			96,912.33	46,102.67
32.236	152,322.50	120,388.10					
32-5177-000-0	Retention Pay		5,000.00				5,000.00
100.000							
Subtotal:			148,015.00			96,912.33	51,102.67
34.525	152,322.50	120,388.10					
32-5203-000-0	Operating Supplies		3,400.00			304.22	3,095.78
91.052	39.41-	6,059.85					
32-5213-000-0	Meetings		7,500.00			5,706.45	1,793.55
23.914	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		7,325.00			3,000.00	4,325.00

59.044	6,800.00	4,978.44			
Subtotal:			25,625.00	11,935.07	13,689.93
53.424	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			19,750.00	22,005.00	2,255.00-
-11.418	10,960.00	10,208.08			
32-5305-000-0 Licenses, Dues & Sub			3,905.00	1,939.38	1,965.62
50.336	3,918.25	2,290.05			
32-5306-000-W Utilities-Electric/W			550.00	369.77	180.23
32.769	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	4,145.42	304.58
6.844	2,174.00	3,433.68			
32-5330-000-0 Travel			7,950.00	5,171.28	2,778.72
34.952	8,281.58	3,658.87			
32-5352-000-0 Maintenance-Grounds			10,000.00	4,000.00	6,000.00
60.000	8,200.00	8,000.00			
32-5362-000-0 Professional Svcs-Ad			118,305.00	79,082.06	39,222.94
33.154	69,859.88	79,272.24			
32-5363-000-0 Professional Svcs-Te			9,500.00	8,750.00	750.00
7.895	7,920.17	10,750.00			
Subtotal:			176,010.00	125,612.91	50,397.09
28.633	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			155,600.00	72,787.50	82,812.50
53.221	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	
100,000.00	100,000.00				
32-5591-000-0 Budgetary Reserve			50,000.00		50,000.00
100.000					
Subtotal:			455,600.00	172,787.50	282,812.50
62.075	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: 805,250.00 3,244,256.91 2,439,006.91-
 -302.888 425,039.47 389,273.13

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16:59 07/03/24

Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental

Program:

Period Ending: 7/2024

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					

Department number: Non departmental 805,250.00 3,244,256.91 2,439,006.91-
 -302.888 425,039.47 389,273.13

Expenditure Subtotal ----- 805,250.00 3,244,256.91 2,439,006.91-
 -302.888 425,039.47 389,273.13

Fund number: 32 ECONOMIC DEVELOPMENT CORP. 150,000.00 57,820.76- 207,820.76
 138.547 172,450.69- 170,728.31-

***** End of Report *****



MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, MAY 14, 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 6:04 PM. Directors present were Ben Brashear, Charles Gillenwater, and Tommy Henricks. Directors Jane Lucas and Barry Ratcliffe were absent. President Gillenwater declared a quorum present. Also present were City Manager Mike Holder, 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.

Director Brashear presented the monthly Financial Report.

Director Brashear made a motion to approve the monthly Financial Report for the KEDC. The motion was seconded by Director Henricks and passed 3/0.

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

Director Brashear made a motion to approve the minutes from the April 9, 2024, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Henricks 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.

STAFF PRESENTATION

- 4. Staff presentation of the FY 2023 Kaufman Economic Development Corporation Audit Report - Discussion Only (No Action Taken)

Mr. McGregor presented and reviewed the FY 2023 KEDC Audit Report. There was a discussion on what the \$600,000 future debt line item was regarding.

- 5. Staff presentation of the 2023 KEDC Annual Report - Discussion Only (No Action Taken)

Mr. McGregor reviewed the details of the 2023 KEDC Annual Report.

DISCUSSION/ACTION ITEMS

- 6. Consider and take appropriate action on a budget amendment for the Kaufman Economic Development Corporation for Fiscal Year 2023-2024.

Mr. McGregor outlined the budget amendments for the KEDC for fiscal year 2023-2024.

President Gillenwater made a motion to approve the budget amendment for the Kaufman Economic Development Corporation for Fiscal Year 2023-2024 as presented. The motion was seconded by Director Brashear 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 6:42 PM.

- 7. 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 Pie, Blue, Orange, Snooze, Jetson, Lego, Olaf, Ker, Trough, AC/DC
- 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 Pie, Prairie

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 7:10 PM.

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

There was no action to be taken on any item 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.

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 7:11 PM.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer

Executive Director's Report

July 9, 2024

Calendar

- **5/15:** Monthly meeting with Chamber; Meeting with St. John Properties
- **5/16:** Kaufman Chamber Monthly Board Meeting; Josh Mazur at Texas Film Friendly Conference
- **5/20:** Monthly City Council Meeting
- **5/23-24:** Out of the Office (Vacation Time)
- **5/25:** Memorial Day Holiday
- **5/30-31:** IEDC Entrepreneurship Class (CEcD recertification requirement)
- **6/3:** Calls with Workforce Solutions North Central Texas & Trinity Valley Community College Corporate Training
- **6/4-7:** TEDC Mid-Year Conference (Conroe)
- **6/11:** IEDC Ethics Class (CEcD recertification requirement)
- **6/12:** Meeting with 42 Real Estate
- **6/13:** Monthly meeting with Chamber; Workforce Roundtable Meeting
- **6/14:** Business retention meeting with Superior Expo Services
- **6/17:** TVCC Assistant Vice President Workforce Education Panel Interviews
- **6/19:** TVCC Kaufman Campus Building Renovation Discussion
- **6/20:** Kaufman Chamber Monthly Board Meeting
- **6/24:** Ray Dunlap (fmr. Terrell EDC CEO) Memorial Service
- **6/25:** Meeting with Project Olaf
- **6/26:** Small Business Summit Speaker Topic Meeting; Meeting with Glee Pugh (Downtown Kaufman)
- **6/27:** Dallas Regional Chamber State of Infrastructure Meeting; Kaufman Lion's Club Installation Dinner
- **7/2:** Meeting with Judy Kurtz (M&D Commercial Real Estate); Small Business Summit Call with Governor's Office
- **7/3:** Superior Expo Services Ribbon Cutting; Meeting with Henry S. Miller Real Estate
- **7/4-5:** Independence Day Holiday

Prospect Lead Responses: Projects Green Star & Sunshine Beam

Upcoming Events: Bisnow Data Center Seminar – Dallas (August 7th); Kaufman Economic Summit (August 8th)

Next Regular KEDC Board Meeting: Tuesday, August 13th

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



Meeting Date: 7-9-2024	Date: 7-3-2024	Item #: 4	Dept.: KEDC
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(Check one)

☐ **Consent**

 ☒ **Action**

 ☐ **Discussion**

SUBJECT:
 Consider and take appropriate action on a short-term land lease between the Kaufman Economic Development Corporation and Pavecon Public Works, LP for a temporary concrete batch plant to serve the Kaufman County Justice Center Connector Road.

BACKGROUND:
 Pavecon is the county’s contractor on the Connector Road project. Due to the location of the road and to obtain better speed to market, they would like to establish a temporary concrete batch plant to serve the project. They have obtained proper permits from TCEQ for the project and have filed with the City of Kaufman for a permit (this use is permitted in the zoning district).

They need access to the fire hydrant that sits behind the County Animal Shelter. Therefore, they would like to lease a 250’x250’ piece of property from the KEDC to set up the plant. They are insured and are willing to have as part of the lease provisions regarding clean up and grass/hydromulch restoration. A formal lease agreement will need to be finalized by the KEDC Attorney. They plan to commence operation by the end of July. The terms of the agreement are as follows:

- Pavecon to provide a lease to KEDC at \$1,500 per month for a 2 month term plus month to month at the same rate with KEDC Executive Director approval
- Pavecon will also demolish and haul off the existing barn on the property (additional mesquite brush clearing can be provided in part of this area)

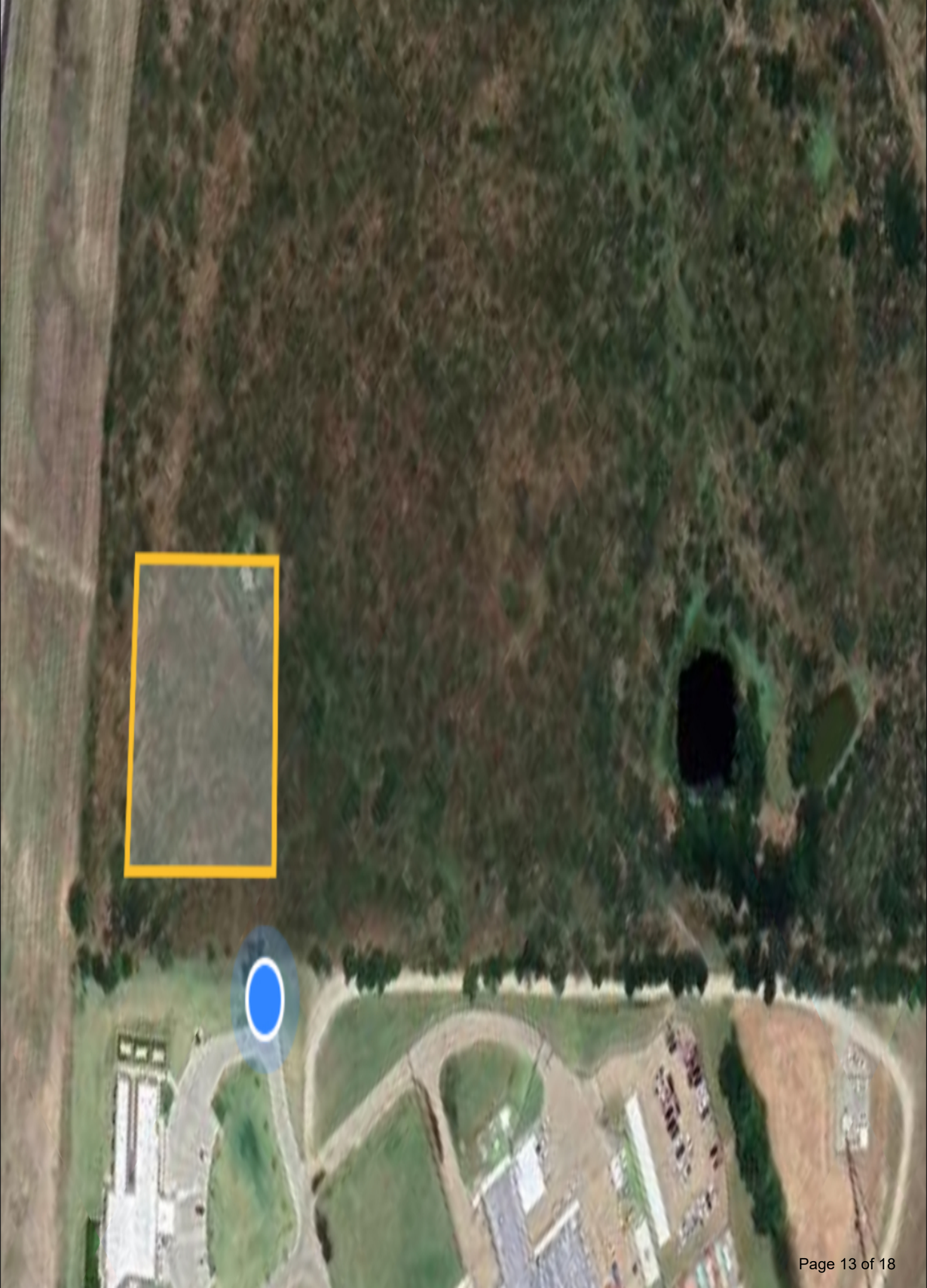
Staff recommends approval subject to attorney review.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: \$0 (min. \$3,000 profit)	Funds Available: N/A	Source: N/A
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Recommendation:
 Approval

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☒	☐	☐





Meeting Date: 7-9-2024	Date: 7-12-2024	Item #: 5	Dept.: KEDC
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(Check one)			
☐ Consent	☐ Action	☒ Discussion	

SUBJECT:
Discuss and consider the Fiscal Year 2024-2025 budget for the Kaufman Economic Development Corporation.

BACKGROUND:
The new fiscal year for Kaufman EDC will begin October 1, 2025. Summertime is planning season for staff as we look to budget priorities for next fiscal year. While we don't have a full breakdown of the budget at this point in time, board direction on the budget and programs for next year is requested. Attached is a high level overview of major budget items for next fiscal year along with a copy of this year's latest amended budget.
No formal approval or action is sought tonight, simply discussion and staff direction.

Author:	Reviewed:
Stewart McGregor, KEDC Executive Director	Stewart McGregor, KEDC Executive Director

Cost:	Funds Available:	Source:
N/A	N/A	N/A

Recommendation:
Approval

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☒



FY 2025 KEDC Budget Items

- **Projected Revenue** – TBD (est. \$650-700,000)
- **Salary/Benefits/City & Chamber Contracts** – TBD (FY 2024 around \$200,000)
- **KEDC Debt Service** (TXDOT & Land) - \$282,000
 - Debt Service to equal approximately 40% of total revenue next year
- **Matching Grants** - \$100,000
- **Consulting Needs** (KEDC Land Zoning & Projects As Needed) - \$30,000
- **Legal Support & Business Park Maintenance** - \$22,000
- **KEDC FY 2025 Initiatives** – Industry Attraction/Marketing Events; KEDC Land Zoning & Concept Plan; TXDOT Property; Governor’s Small Business Summit; Film Friendly Community Designation
- **Fund Balance Commitments**
 - Current Fund Balance: Approximately \$1,400,000
 - KEDC Land Debt Reserve Fund: \$275,000
 - TVCC Campus Workforce Development Renovations: \$100,000
 - Galleher Industries Expansion: \$50,000

FY 2024 KEDC Budget	
INCOME	
Sales Tax	\$ 606,500.00
Interest	\$ 38,750.00
Loan Payments	\$ 10,000.00
Land Sales	\$ -
Fund Balance	\$ -
TOTAL INCOME	\$ 655,250.00
EXPENSES	
SALARY & BENEFITS (32-5101-000)	
Salary & Benefits	\$ 143,015.00
Item Total - Salary & Benefits	\$ 143,015.00
RETENTION PAYMENT (32-5177-000)	
EDC Board Discretionary Retention Payment	\$ 5,000.00
Item Total - Retention Payment	\$ 5,000.00
MEETINGS (32-5213-000)	
Meetings	\$ 3,000.00
Industry Trade Shows/Broker Events/BRE	\$ 3,000.00
ICSC Dallas (*Increase)	\$ 1,500.00
Item Total - Meetings	\$ 7,500.00
PROFESSIONAL SERVICES (32-5362-000)	
Chamber BRE Contract	\$ 7,800.00
City Administrative Services Contract (*increase - shared emp.)	\$ 41,951.00
Legal Fees	\$ 12,000.00
Photography	\$ 1,000.00
Professional & Technical Consulting	\$ 37,554.00
Real Estate Title Service & Closing Costs (*ESTIMATE*)	\$ 17,000.00
Graphic Design	\$ 1,000.00
Item Total - Professional Services	\$ 118,305.00
PROFESSIONAL/TECHNICAL & AUDITING (32-5363-000)	
Website	\$ 3,000.00
Audit	\$ 6,500.00
Item Total - Professional/Technical & Auditing	\$ 9,500.00
PROMOTIONAL MATERIALS (32-5214-000)	
Miscellaneous Promotional Items (*Decrease)	\$ 2,000.00
Aerial Map Service Subscription (*New)	\$ 2,500.00
Printed Maps (*biennial expense)	\$ 2,000.00
Business Retention Monthly Recognition	\$ 900.00
Item Total - Promotional Materials	\$ 7,400.00
MISCELLANEOUS/OFFICE SUPPLIES (32-5203-000)	
Office Furniture	\$ -
Wall Map (*biennial expense)	\$ 1,400.00
Misc. Office Supplies	\$ 1,500.00
Logoed Shirts	\$ 500.00
Item Total - Miscellaneous/Office Supplies	\$ 3,400.00
POSTAGE (32-5302-000)	

Postage (*Increase)	\$ 500.00
Item Total - Postage	\$ 500.00
ADVERTISING (32-5303-000)	
Publication/Digital Advertising (*slight increase)	\$ 13,500.00
Chamber Banquet Sponsorship	\$ 800.00
Chamber Golf Tournament Sponsorship	\$ 300.00
Chamber Auction Sponsor	\$ 400.00
Economic Summit	\$ 2,000.00
KISD Education Foundation Gala Table Sponsorship (*New*)	\$ 1,250.00
Johnny Countryman Memorial Scholarship	\$ 1,000.00
Kaufman Herald Ads	\$ 500.00
Item Total - Advertising	\$ 19,750.00
DUES & SUBSCRIPTIONS (32-5305-000)	
TEDC Membership (*slight increase)	\$ 550.00
Chamber Membership	\$ 415.00
KCLC Dues (*slight increase)	\$ 300.00
ICSC Membership (up to 3 memberships)	\$ 375.00
IEDC Membership	\$ 455.00
Dallas Morning News (*NEW*)	\$ 260.00
Dallas Business Journal (*slight increase)	\$ 190.00
Kaufman Herald	\$ 35.00
North Texas Commercial Association of Realtors (NTCAR)	\$ 375.00
Texas Downtown Association (*increase)	\$ 350.00
Downtown Merchants Association	\$ 200.00
Kaufman Lion's Club	\$ 400.00
Item Total - Dues & Subscriptions	\$ 3,905.00
UTILITIES (32-5306-000)	
Business Park Utilities (*increase)	\$ 550.00
Item Total - Utilities	\$ 550.00
NON-CAPITAL MINOR TOOLS/SOFTWARE (32-5220-000)	
Computer	\$ -
Avenu Subscription	\$ 3,000.00
ESRI Business Analyst	\$ -
CRM System	\$ -
Resimplifi Website Real Estate Tool	\$ 3,000.00
Retail Lease Trac	\$ 1,125.00
PDF Suite	\$ 200.00
Item Total - Non-Capital Minor Tools/Software	\$ 7,325.00
INSURANCE (32-5309-000)	
Insurance	\$ 1,100.00
Item Total - Insurance	\$ 1,100.00
TUITION & EDUCATION (32-5322-000)	
TEDC Sales Tax Training (*slight decrease)	\$ 400.00
ICSC Registration	\$ 550.00
TEDC Annual Conference (*slight increase)	\$ 600.00
TEDC Winter Conference (*slight increase)	\$ 425.00
TEDC Mid-Year Conference (*slight increase)	\$ 450.00

TEDC Board Retreat	\$	300.00
IEDC CEcD Continuing Education (*decrease)	\$	600.00
Webinars (*slight decrease)	\$	300.00
Kaufman County Day at the Capitol (3 people)	\$	825.00
Item Total - Tuition & Education	\$	4,450.00
TRAVEL (32-5330-000)		
TEDC Annual Conference (Houston) (*slight decrease)	\$	600.00
TEDC Sales Tax Training	\$	-
ICSC - Dallas	\$	100.00
TEDC Winter Conference (San Antonio)	\$	750.00
TEDC Mid-Year Conference (Conroe)	\$	800.00
TEDC Board Retreat Hotel & Parking (Dallas)	\$	300.00
Kaufman County Day at the Capitol (3 people - *Decrease)	\$	1,900.00
Industry Trade Shows/Broker Events/BRE (*Decrease)	\$	1,500.00
Long Range Mileage/Transportation (*Decrease)	\$	1,500.00
Meals (*Decrease)	\$	500.00
Item Total - Travel	\$	7,950.00
HIGHWAY 34 BYPASS FUNDING (32-5507-000)		
Highway 34 Bypass Annual Commitment	\$	100,000.00
Item Total - Highway 34 Bypass Funding	\$	100,000.00
MAINTENANCE (32-5352-000)		
Business Park Mowing	\$	10,000.00
Item Total - Maintenance	\$	10,000.00
MATCHING GRANTS (32-5500-000)		
Matching Grants (*Decrease - Façade + Destination)	\$	155,600.00
Item Total - Matching Grants	\$	155,600.00
INCENTIVES/INTERGOVERNMENTAL (32-5501-000)		
Galleher Industries Expansion Incentive (*Fund Balance)	\$	50,000.00
Hampton Inn Site Improvement Incentive (*Fund Balance)	\$	100,000.00
Item Total - Incentives/Intergovernmental	\$	150,000.00
PRINCIPAL & INTEREST (AWAITING GL #)		
Debt Service Payment	\$	50,000.00
Item Total - Principal & Interest	\$	50,000.00
TOTAL EXPENSES	\$	805,250.00