



**AGENDA FOR THE
JOINT MEETING BETWEEN
TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1),
TAX INCREMENT REINVESTMENT ZONE #2 (TIRZ #2),
TAX INCREMENT REINVESTMENT ZONE #3 (TIRZ #3),
TAX INCREMENT REINVESTMENT ZONE #4 (TIRZ #4),
AND REGULAR CITY COUNCIL MEETING
MONDAY, JANUARY 27, 2025 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE**

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

CALL TIRZ #1 MEETING TO ORDER TIRZ #1: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #1 ITEMS

1. Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #1 Annual Report.

TIRZ #1 ADJOURNMENT

CALL TIRZ #2 MEETING TO ORDER TIRZ #2: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #2 ITEMS

2. Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #2 Annual Report.

TIRZ #2 ADJOURNMENT

CALL TIRZ #3 MEETING TO ORDER TIRZ #3: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #3 ITEMS

3. Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #3 Annual Report.

TIRZ #3 ADJOURNMENT

CALL TIRZ #4 MEETING TO ORDER TIRZ #4: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #4 ITEMS

4. Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #4 Annual Report.
5. Consider and make a recommendation to the City Council the expansion of the boundaries of Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Four, City of Kaufman, Texas.

TIRZ #4 ADJOURNMENT

PLEDGE OF ALLEGIANCE

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

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council 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 City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

RECOGNITION

6. KISD Fall Semester State Qualifiers
7. Business of the Month - Reese Air Services
8. National League of Cities' Small Cities Council Appointment - Councilmember Jason Nelson

CONSENT AGENDA

9. Consider and take appropriate action on the minutes from the December 16, 2024, Work Session and Regular City Council Meeting.
10. Consider and take appropriate action to schedule a Special City Council Meeting for Wednesday, May 14, 2025, for the purpose of canvassing the Election Returns.
11. Consider and take appropriate action to reschedule the Regular City Council Meeting from Monday, May 26, 2025, to Monday, May 19, 2025, due to Memorial Day.
12. Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #1 Annual Report.

13. Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #2 Annual Report.
14. Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #3 Annual Report.
15. Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #4 Annual Report.
16. Consider and take appropriate action regarding Resolution R-01-25, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of eleven cents (\$.11) per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

END OF CONSENT AGENDA

PUBLIC HEARING

17. Conduct a public hearing, consider, and take appropriate action on Ordinance O-01-25, an ordinance of the City Council of the City of Kaufman, Texas, concerning Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Four, City of Kaufman, Texas.
 - a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on Ordinance O-01-25.

DISCUSSION/ACTION ITEMS

18. Consider and take appropriate action on a Chapter 380 Economic Development and Performance Agreement between the City and Myrish Hospitality, Incorporated, for a Hampton Inn Brand Project; and authorizing the Mayor to execute necessary documents.
19. Consider and take appropriate action on a Chapter 380 Economic Development and Performance Agreement between the City and Agile Cold Dallas, LLC for an Industrial Cold Storage Building Project; and authorizing the Mayor to execute necessary documents.
20. Consider and take appropriate action on Ordinance O-02-25, an ordinance of the City Council of the City of Kaufman, Texas, ordering and calling the City's General Election to be held on May 3, 2025, for the purpose of electing a mayor and three (3) people to serve as Council members for the City of Kaufman for a term of two (2) years each; providing notice of election; providing for the approval of a joint election and Contract for Election Services with Kaufman County; designating polling dates, times and locations for election day and early voting; and authorizing the Mayor or designee to execute necessary documents.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

21. Receive an update and discussion regarding the following:

- a. Filing period for Application for a Place on the Ballot for the City's General Election is Wednesday, January 15, 2025, through Friday, February 14, 2025.
- b. Kaufman County Days - February 17 & 18
- c. Kaufman Chamber of Commerce Banquet - February 25
- d. Council Retreat - April 14 & 15
- e. Discussion Items Report (DIR)
- f. STAR Transit Ridership Report - December 2024
- g. Careflite Compliance Report - December 2024
- h. Fire Department Monthly Report - December 2024
- i. Police Department Monthly Report - December 2024
- j. Development Services Monthly Report - December 2024
- k. Monthly Calendars Attached

EXECUTIVE SESSION

- 22. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Texas Government Code § 551.071 (1) and (2): Consultation with Attorney. To consult with the City's Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act and for Council to seek the advice of its attorney about pending or contemplated litigation: 105 N. Jackson St.
 - b. Texas Government Code § 551.087. Deliberation regarding economic development negotiations (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: Walmart Zipline

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

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

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, 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 5:00 P.M. ON FRIDAY, JANUARY 24, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

JESSIE HANKS
CITY SECRETARY

THE CITY COUNCIL 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).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 883 6927 8412 PASSWORD: 562304**

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.



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 1.

Dept.: Finance

Discussion Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #1 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #1 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2024 TIRZ #1 Annual Report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 1

ANNUAL REPORT

FISCAL YEAR 2024
(October 1, 2023 – September 30, 2024)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

YEAR END SUMMARY OF MEETINGS/BOARD & COUNCIL ACTIONS

Fiscal Year 2016

During the period from October 1, 2015 through September 30, 2016, the Kaufman City Council took the following action:

On December 13, 2016, Council conducted a Public Hearing Expanding the TIRZ #1 Boundary, Decreasing the Percentage of Tax Increment Contribution, and Amending the TIRZ #1 Project and Financing Plan; Adopting Ordinance O-27-16 Amending Ordinance O-27-15; Adopting Ordinance O-28-16 Amending Ordinance O-03-16; and Approving the Amended City/County TIRZ #1 ILA, and subsequently approved First Reading Of Ordinance O-27-16 Of The City Council Of The City Of Kaufman, Texas, Amending Ordinance No. O-27-15, Concerning Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas, First Reading Of Ordinance O-28-16 Approving An Amended Project And Financing Plan For Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas, and Amended Interlocal Agreement with City of Kaufman and Kaufman County For Tax Increment Reinvestment Zone (TIRZ #1 Amendments).

On December 20, 2016, Council adopted Ordinance O-27-16 of the City Council of the City of Kaufman, Texas, Amending Ordinance No. O-27-15 and Ordinance O-28-16 Approving An Amended Project And Financing Plan For Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas.

Fiscal Year 2017

During the period from October 1, 2016 through September 30, 2017, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on November 14, 2016 and April 6, 2017.

On November 14, 2016, the Board approved the TIRZ #1 Amendment, Resolution R-01-16 to amend Ordinance No. O-27-15 and Project Financing Plan Ordinance O-03-16. The Resolution amended the boundary designation, enlarging the zone from the original 661 acres to 1,030 acres and carved out the Interest and Sinking (I&S) component of the City's Tax Rate Participation. The City of Kaufman's amended participation will be 75% of maintenance and operation (M&O) pledges only and Kaufman County participation will be 50% of maintenance and operation (M&O).

On April 6, 2017, the Board approved a TIF Reimbursement and Development Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), as amended, through the TIF Board of Directors, the City, and JWS Land, Ltd. The Development Agreement was for public improvements for the extension of Kings Fort Parkway, in the amount of \$ 7,100,000, and includes all Public Improvement Cost: waterlines, sanitary sewer, storm sewer, drainage work, and related infrastructure required for the extension of Kings Fort Parkway.

On September 30, 2017, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

On April 24, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved the TIF Reimbursement and Development Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), as amended, through the TIF Board of Directors, the City, and JWS Land, Ltd.

Fiscal Year 2018

During the period from October 1, 2017 through September 30, 2018, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on November 28, 2017 and December 6, 2017.

On November 28, 2017, the Board authorized the City Manager to enter into a TIF Agreement for the purchase of 4.51 acres in the D. Falcon Survey, Abstract No. 151, Kaufman, Texas subject to amendments discussed in Executive Session.

On December 6, 2017, the Board approved a TIRZ Development Agreement with JWS Land, LTD, and to include in the Agreement 50% reimbursement of construction and interest costs for Phase 1 and to be completed in 18 months from the effective date of agreement and 50% reimbursement for remaining lots to be completed within the subsequent six years.

On September 30, 2018, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2017 through September 30, 2018, the Kaufman City Council took the following action:

On December 18, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved a Tax Increment Financing (TIF) Agreement for the purchase of 4.51 Acres. The purpose of the proposed purchase of land will be to make future public improvements to more efficiently provide various municipal services to the immediate commercial and residential areas.

On December 18, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved the Tax Increment Financing (TIF) Residential Reimbursement Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), a tax increment reinvestment zone created by the City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended, acting by and through its governing body, the TIF Board of Directors, the City, and JWS Land, Ltd., a Texas Limited Partnership.

On September 30, 2018, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2019

During the period from October 1, 2018 through September 30, 2019, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on March 18, 2019 and May 7, 2019.

On March 18, 2019, the Board tabled a proposed TIRZ Agreement with Lion's Den Storage to bring 12" waterline under HWY 175 to provide adequate supply to property owners/developers along the north side frontage road of the highway.

On May 7, 2019, the Board approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone #1, and Lion's Den Self Storage LLC-Highway 175 Series, to design and install a 12" water line alongside the crossing under HWY 175 to serve the property in the expanded TIF Zone.

On September 30, 2019, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2018 through September 30, 2019, the Kaufman City Council took the following action:

On March 18, 2019, Council approved the Site Plan proposed by Justin Fivecoat of Lion's Den Self Storage, LLC for a self-storage facility located at 2691 East Highway 175.

On May 7, 2019, Council approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone Number One, and the Lion's Den Self Storage LLC-Highway 175 Series.

On September 30, 2019, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2020

During the period from October 1, 2019 through September 30, 2020, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on February 24, 2020.

On February 24, 2020, the Board reviewed the FY19 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2020, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2019 through September 30, 2020, the Kaufman City Council took the following action:

On February 24, 2020, Council approved the FY19 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2020, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2021

During the period from October 1, 2020 through September 30, 2021, the City of Kaufman Reinvestment ZONE #1 TIRZ Board of Directors met on February 22, 2021.

On February 22, 2021, the Board reviewed the FY20 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2021, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, Carol Aga, Jeff Council, Lisa Parker, and Patty Patterson.

During the period from October 1, 2020 through September 30, 2021, the Kaufman City Council took the following action:

On February 22, 2021, Council approved the FY20 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2022

During the period from October 1, 2021, through September 30, 2022, the City of Kaufman Reinvestment ZONE #1 TIRZ Board of Directors met on February 22, 2022.

On February 28, 2022, the Board reviewed the FY21 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2022, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, Charles Gillenwater, and Mike Hunt.

During the period from October 1, 2021, through September 30, 2022, the Kaufman City Council took the following action:

On February 28, 2022, Council approved the FY21 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2022, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2023

During the period from October 1, 2022, through September 30, 2023, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on February 27, 2023.

On February 27, 2023, the Board reviewed the FY22 Tax Increment Reinvestment Zone #1 Annual Report.

On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Barry Ratcliffe, Mike Hunt.

During the period from October 1, 2022, through September 30, 2023, the Kaufman City Council took the following action:

On February 27, 2023, Council approved the FY22 Tax Increment Reinvestment Zone #1 Annual Report.

On February 27, 2023, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carole Aga - Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #1 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Barry Ratcliffe, and Mike Hunt.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #1 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2017-2018

The Kings Fort Parkway extension to the newly constructed Highway 34 Bypass, was completed and accepted by the City on March 19, 2018, total cost of the project was \$7,071,923.53.

The purchase of 4.51 acres of land for a total sum of \$638,004.25 was completed in August 2018.

2018-2019

Construction of public improvements for the Georgetown at Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated public improvement cost budget of \$7,102,656*. The total budget includes approximately \$6,841,799 in direct costs and \$260,857 in major improvement costs, of which 75.59% is to be financed with TIRZ increments. For a detailed breakdown of the budgeted public costs and expenditures referenced above, please see Appendix A of this report.

Construction of the Lion's Den water line extension was completed in May 2019 for a total cost of \$318,848.00.

2019-2020

Construction of the public improvements for Phases 1A-1B of the Georgetown at Kings Fort development, a proposed 305 single family lot community, has been progressing.

2020-2021

The public improvements for Phases 1A-1B of the Georgetown at Kings Fort development have been completed.

2021-2022

Construction of the public improvements for Phases 2A-2B of the Georgetown at Kings Fort development has been progressing.

2022-2023

Construction of the public improvements for Phases 2A-2B of the Georgetown at Kings Fort development was substantially complete and acceptance is anticipated for fourth quarter of 2023.

2023-24

The public improvements for Phases 2A-2B of the Georgetown at Kings Fort development were accepted in the fourth quarter of 2023.

PRIVATE DEVELOPMENT PROJECTS

2017-2018

There were no private development projects for FY 2017-2018.

2018-2019

Construction of private improvements for the Georgetown at Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated private improvement cost budget of \$3,351,290.

*Note – The related TIRZ obligation (75.59%) relates only to the public improvement costs discussed above – direct costs (\$6,841,799) and the major improvement costs (\$260,857) totaling approximately \$7,102,656.

2019-2020

There were no private development projects for FY 2019-2020.

2020-2021

There were no private development projects for FY 2020-2021.

2021-2022

There were no private development projects for FY 2021-2022.

2022-2023

There were no private development projects for FY 2022-2023.

2023-24

QuikTrip was under construction and has an estimated completion timeframe of their approximately 5,000 sq. ft. building of April 2025.

Jiffy Lube was constructed and opened.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2024

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$8,274,005
Sanitary Sewer Facilities and Improvements	\$4,964,403
Storm Water Facilities and Improvements	\$3,309,602
Street and Intersection Improvements	\$33,096,021
Open space, Park and Recreation Facilities and Improvements	\$20,685,013
Utilities and Street Lighting	\$4,137,003
Economic Development Grants	\$7,446,605
Administrative Costs	\$827,402
Total Improvement Costs	<u>\$82,740,054</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2024

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$8,274,005	\$1,535,229	\$1,535,229	\$6,738,776
<i>Georgetown at Kings Fort Development</i>	<i>\$1,239,070</i>	<i>\$1,216,381</i>	<i>\$1,216,381</i>	<i>\$22,690</i>
<i>Lion's Den Water Line Extension</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$318,848</i>	<i>\$0</i>
<i>Future Water Facilities and Improvements</i>	<i>\$6,716,087</i>	<i>\$0</i>	<i>\$0</i>	<i>\$6,716,087</i>
Sanitary Sewer Facilities and Improvements	\$4,964,403	\$927,418	\$927,418	\$4,036,985
<i>Georgetown at Kings Fort Development</i>	<i>\$892,017</i>	<i>\$927,418</i>	<i>\$927,418</i>	<i>-\$35,401</i>
<i>Future Sanitary Sewer Facilities and Improvements</i>	<i>\$4,072,386</i>	<i>\$0</i>	<i>\$0</i>	<i>\$4,072,386</i>
Storm Water Facilities and Improvements	\$3,309,602	\$2,023,733	\$2,023,733	\$1,285,869
<i>Georgetown at Kings Fort Development</i>	<i>\$2,024,450</i>	<i>\$2,023,733</i>	<i>\$2,023,733</i>	<i>\$716</i>
<i>Future Storm Water Facilities and Improvements</i>	<i>\$1,285,152</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,285,152</i>
Street and Intersection Improvements	\$33,096,021	\$10,995,458	\$10,995,458	\$22,100,563
<i>Kings Fort Parkway Extension</i>	<i>\$7,100,000</i>	<i>\$7,071,924</i>	<i>\$7,071,924</i>	<i>\$28,076</i>
<i>Georgetown at Kings Fort Development</i>	<i>\$3,959,604</i>	<i>\$3,923,535</i>	<i>\$3,923,535</i>	<i>\$36,070</i>
<i>Future Street and Intersection Improvements</i>	<i>\$22,036,417</i>	<i>\$0</i>	<i>\$0</i>	<i>\$22,036,417</i>
Open space, Park and Recreation Facilities and Improvements	\$20,685,013	\$1,023,095	\$1,023,095	\$19,661,918
<i>Georgetown at Kings Fort Development</i>	<i>\$435,453</i>	<i>\$385,091</i>	<i>\$385,091</i>	<i>\$50,362</i>
<i>Georgetown at Kings Fort Park Improvements</i>	<i>\$1,470,750</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,470,750</i>
<i>Land purchase (4.51 acres)</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$638,004</i>	<i>\$0</i>
<i>Future Open Space, Park and Recreation Facilities and Improvements</i>	<i>\$18,140,806</i>	<i>\$0</i>	<i>\$0</i>	<i>\$18,140,806</i>
Utilities and Street Lighting	\$4,137,003	\$0	\$0	\$4,137,003
Economic Development Grants	\$7,446,605	\$0	\$0	\$7,446,605
Administrative Costs	\$827,402	\$0	\$0	\$827,402
Total	\$82,740,054	\$16,504,933	\$16,504,933	\$66,235,121

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available. The Expended \$ to date for the Georgetown at Kings Fort Development represent TIRZ-funded portion (75.59%) of the public infrastructure amounts spent through September 30, 2024 as provided by the Developer and attached as Appendix A to this report.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2024

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2023	0	0	38,121.47
Revenues:			
FY24 County Tax Increment	0	0	141,227.49
FY24 City Tax Increment	0	0	377,221.59
TOTAL REVENUES	0	0	518,449.08
Expenditures:			
TOTAL EXPENDITURES	0	0	\$511,985.99
Ending Balance:			
September 30, 2024	0	0	44,584.56
	0	0	44,584.56

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$	141,150.51	Tax Increment from Kaufman County
\$	<u>377,221.59</u>	Tax Increment from City of Kaufman
\$	518,449.08	Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$	29,551.07	Art. 3, Sect. 3.1(c) of Lion's Den Agreement
\$	266,585.42	Art. 4, Sect. 4.2 (d) TIF Agreement (JWS, Land Ltd. – Kings Fort Extension)
\$	<u>212,312.59</u>	Art. 4, Sect. 4.2(e) Res. TIF Agreement (PID)
\$	508,449.08	Total TIRZ Expenditures (Reimbursed) for FY 2023

**Note: \$3,536.91 Administrative Expense*

\$	511,985.99	Total Expenditures
		<i>Purpose: TIF agreements (TIRZ administration, JWS, Land Ltd., Lion's Den, and PID)</i>

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:
 - I. Contributions/Advances from developers –none
 - II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2022:

Taxing Jurisdiction	Base Year	Net Taxable Value 2023	Base Value¹	Captured Appraised Value 2023
City of Kaufman				
TIRZ #1	2015	104,851,669	24,114,359	81,028,308
TIRZ #1A	2016	27,033,258	8,466,169	18,595,356
Kaufman County				
TIRZ #1	2015	104,829,169	24,114,359	81,005,808
TIRZ #1A	2016	27,003,258	8,466,169	18,565,356

1- Base values will be adjusted in future reports to reflect annexed properties in TIRZ #1 as provided by Kaufman CAD.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

Taxing Jurisdiction		Base Year	Amount of 2023 Increment	Amount Due Based on Collections	Amount Received Value 2023
<i>City of Kaufman</i> (.360002)	TIRZ #1	2015	\$304,935.70	\$304,935.70	\$304,935.70
	TIRZ #1A	2016	\$72,285.89	\$72,285.89	\$72,285.89
Total received from municipality based on 2023 valuations				<u>\$377,221.59</u>	<u>\$377,221.59</u>
<i>Kaufman County</i> (.139646)	TIRZ #1	2015	\$114,150.51	\$114,150.51	\$114,150.51
	TIRZ #1A	2016	\$27,076.98	\$27,076.98	\$27,076.98
Total received from county based on 2022 valuations				<u>\$141,227.49</u>	<u>\$106,966.48</u>
Total received from municipality and other taxing jurisdictions based on 2023 valuations in FY 2024:					\$518,449.08

Total Amount paid for TIF Agreements. In FY 2024: \$508,449.08

\$10,000.00 Retained in TIRZ Fund Balance for Administrative Expense Allowance

- II. Amount of tax increment received in FY 2024 from the municipality and the other taxing jurisdictions based on 2023 valuations was \$518,449.08.
- a. The total amount received by JWS Land, Ltd. For Art. 4, Sect. 4.2 (d) TIF Agreement from the municipality and other taxing jurisdictions in FY 2023 for reimbursement of public improvements was: \$ 266,585.42.
 - b. The total amount received by Lion's Den for Art. 3, Sect 3.1 (c) – Lion's Den Agreement from the municipality and other taxing jurisdictions in FY 2023 was: \$ 29,551.07.
 - c. The total amount transferred to the PID fund for Art. 4, Section 4.2 (e) Res. TIF Agreement from the municipality and other taxing jurisdictions in FY 2023 was: \$ 212,312.59.
 - d. The total amount retained in the TIRZ Fund for Administrative Expense Reimbursement Allowance from the municipality and other taxing jurisdictions in FY 2023 was: \$10,000.00 (\$3,536.91 of allowance paid)
- III. Other Information: None



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 2.

Dept.: Finance

Action Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #2 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #2 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2024 TIRZ #2 Annual Report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 2

ANNUAL REPORT

FISCAL YEAR 2024
(October 1, 2023 – September 30, 2024)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2021

During the period from October 1, 2020 through September 30, 2021, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 22, 2021.

On February 22, 2021, the Board reviewed the FY20 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Board members were: Jeff Jordan, Matt Phillips, Barry Ratcliffe, Carol Aga, Patty Patterson, Jeff Council, and Lisa Parker.

During the period from October 1, 2020 through September 30, 2021, the Kaufman City Council took the following action:

On February 22, 2021, Council approved the FY20 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2022

During the period from October 1, 2021, through September 30, 2022, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 28, 2022.

On February 28, 2022, the Board reviewed the FY21 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2022, the Board members were: Jeff Jordan, Matt Phillips, Carol Aga, Charles Gillenwater, Quattro Borders, Lisa Parker, Patty Patterson, Mike Hunt, Ken Cates, and Ray Raymond.

During the period from October 1, 2021, through September 30, 2022, the Kaufman City Council took the following action:

On February 28, 2022, Council approved the FY21 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2023

During the period from October 1, 2022, through September 30, 2023, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 27, 2023.

On February 27, 2023, the Board reviewed the FY22 Tax Increment Reinvestment Zone #2 Annual Report.

On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Carole Aga, Patty Patterson, Mike Hunt, Ken Cates, Ray Raymond.

During the period from October 1, 2022, through September 30, 2023, the Kaufman City Council took the following action:

On February 27, 2023, Council approved the FY22 Tax Increment Reinvestment Zone #2 Annual Report.

On February 27, 2023, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carole Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #2 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Ashlea Longenecker, Jason Nelson, Mike Hunt, Ken Cates, and Mike Hembree.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #2 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

**PUBLIC INFRASTRUCTURE/BUILDING
PROJECTS**

2020-2021

The South Pointe at Kaufman Sports Village addition is anticipated to contain 111.299 acres of land with a capital budget of \$23,432,678. There were no public infrastructure projects to be reported for FY 2020-2021.

2021-2022

There were no public infrastructure projects to be reported for FY 2021-2022.

2022-2023

Construction of public infrastructure projects associated with the Five Points Development commenced and is anticipated to be completed sometime in FY 2023-24.

2023-2024

Construction of public infrastructure projects associated with the Five Points Development commenced and is ongoing.

PRIVATE DEVELOPMENT PROJECTS

2020-2021

There were no private development projects for FY 2020-2021.

2021-2022

There were no private development projects for FY 2021-2022.

2022-2023

There were no private development projects for FY 2022-2023.

2023-2024

Construction of Five Points' 174 multi-family units with an anticipated completion date for two of five buildings and the clubhouse in Q2 2025. A final plat for a Five Points' commercial development (5,000 sq. ft. restaurant) has been approved. Construction is anticipated to commence in 2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2024

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$2,343,268
Sanitary Sewer Facilities and Improvements	\$1,405,961
Storm Water Facilities and Improvements	\$937,307
Street and Intersection Improvements	\$9,373,071
Open space, Park and Recreation Facilities and Improvements	\$5,858,169
Utilities and Street Lighting	\$1,171,634
Economic Development Grants	\$2,108,941
Administrative Costs	\$234,327
Total Improvement Costs	<u>\$23,432,678</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2024

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$2,343,268	\$671,973	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$1,405,961	\$673,820	\$0	\$0
Storm Water Facilities and Improvements	\$937,307	\$608,364	\$0	\$0
Street and Intersection Improvements	\$9,373,071	\$1,366,022	\$0	\$0
Open space, Park and Recreation Facilities and Improvements	\$5,858,169	\$0	\$0	\$0
Utilities and Street Lighting	\$1,171,634	\$0	\$0	\$0
Economic Development Grants	\$2,108,941	\$0	\$0	\$0
Administrative Costs	\$234,327	\$0	\$0	\$0
Total	\$23,432,678	\$3,320,178	\$0	\$0

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2024

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2023	0	0	(70,321.61)
Revenues:			
FY24 County Tax Increment	0	0	0
FY24 City Tax Increment	0	0	0
FY24 Trinity Valley Tax Increment	0	0	0
TOTAL REVENUES ¹	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	0
Ending Balance:			
September 30, 2024	0	0	(70,321.61)

1- Administrator will continue to monitor and follow up with tax office regarding receipt of anticipated revenues for fiscal year 2024.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$	0	Tax Increment from City of Kaufman
\$	0	Tax Increment from Kaufman County
\$	0	Tax Increment from Trinity Valley CC
\$	0	Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$	29,550.00	Establishment for TIRZ during FY 2020
\$	5,405.11	Invoices for TIRZ during FY 2021
\$	31,750.00	Invoices for TIRZ during FY 2022
\$	3,616.50	Invoices for TIRZ during FY 2023
\$	0.00	Invoices for TIRZ during FY 2024
\$	70,321.61 ¹	Total Expenditures as of September 30, 2024

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions/Advances from developers –none
- II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2023:

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Net Taxable Value 2023</u>	<u>Base Value</u>	<u>Captured Appraised Value 2023</u>
City of Kaufman	TIRZ #2	2021	4,478,305	0	4,478,305
Kaufman County	TIRZ #2	2021	4,478,305	0	4,478,305
Trinity Valley CC	TIRZ #2	2021	4,478,305	0	4,478,305

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

Taxing Jurisdiction		Base Year	Amount of 2023 Increment	Amount Due Based on Collections	Amount Received
<i>City of Kaufman</i>	TIRZ #2	2021	\$4,478,305	\$16,726.98	\$0.00
<i>Kaufman County</i>	TIRZ #2	2021	\$4,478,305	\$6,260.45	\$0.00
<i>Trinity Valley CC</i>	TIRZ #2	2021	\$4,478,305	\$2,485.24	\$0.00
Total received from municipality and other taxing jurisdictions based on 2023 valuations in FY 2024:					\$0.00

Total Amount paid for TIF in FY 2024:	\$0
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- II. Amount of tax increment received in FY 2024 from the municipality and the other taxing jurisdictions based on 2023 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 3.

Dept.: Finance

Action Item

SUBJECT:

Consider and make a recommendation to the City Council on the FY-24 Tax Increment Reinvestment Zone #3 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #3 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends providing the Kaufman City Council with a recommendation of approval for the FY 2024 TIRZ #3 Annual Report.

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

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 3

ANNUAL REPORT

FISCAL YEAR 2024
(October 1, 2023 – September 30, 2024)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #3 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #3 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Ashlea Longenecker, and Jason Nelson.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #3 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2023-2024

Construction of public infrastructure projects associated with the Highland Meadows development commenced.

PRIVATE DEVELOPMENT PROJECTS

2023-2024

There were no private development projects for FY 2023-2024.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2024

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$4,375,169
Sanitary Sewer Facilities and Improvements	\$4,375,169
Storm Water Facilities and Improvements	\$4,375,169
Transit/Parking Improvements	\$1,215,325
Street and Intersection Improvements	\$4,861,298
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$2,430,649
Economic Development Grants	\$2,430,649
Administrative Costs	\$243,065
Total Improvement Costs	<u>\$24,306,493</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2024

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$4,375,169	\$0	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$4,375,169	\$0	\$0	\$0
Storm Water Facilities and Improvements	\$4,375,169	\$0	\$0	\$0
Transit/Parking Improvements	\$1,215,325	\$0	\$0	\$0
Street and Intersection Improvements	\$4,861,298	\$0	\$0	\$0
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$2,430,649	\$0	\$0	\$0
Economic Development Grants	\$2,430,649	\$0	\$0	\$0
Administrative Costs	\$243,065	\$0	\$0	\$0
Total	\$24,306,493	\$0	\$0	\$0

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2024

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2023	0	0	(3,000.00)
Revenues:			
FY24 City Tax Increment	0	0	0
TOTAL REVENUES	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	0
Ending Balance:			
September 30, 2024	0	0	(3,000.00)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$ 0 Tax Increment from City of Kaufman
\$ 0 Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$ 3,000.00 Invoices for TIRZ during FY 2023
\$ 0.00 Invoices for TIRZ during FY 2024

\$ 3,000.00¹ Total Expenditures as of September 30, 2024

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions/Advances from developers –none
II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2023:

Taxing Jurisdiction		Base Year	Net Taxable Value 2023	Base Value	Captured Appraised Value 2023
City of Kaufman	TIRZ #3	2023	0	0	0

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2023 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #3	2023	\$0	\$0.00	\$0.00

Total received from municipality and other taxing jurisdictions based on 2023 valuations in FY 2024: \$0.00

Total Amount paid for TIF in FY 2024: \$0

- II. Amount of tax increment received in FY 2024 from the municipality and the other taxing jurisdictions based on 2023 valuations was \$0.
- III. Other Information: None

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 4

ANNUAL REPORT

FISCAL YEAR 2024
(October 1, 2023 – September 30, 2024)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2024

City of Kaufman TIRZ #4 was created on June 24, 2024. As a result, there were no prior year-end summaries, annual reporting requirements, or any additional TIRZ Board of Directors or City Council actions taken during fiscal year 2024.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2023-2024

There were no public development projects for FY 2023-2024.

PRIVATE DEVELOPMENT PROJECTS

2023-2024

There were no private development projects for FY 2023-2024.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2024

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$2,573,769
Sanitary Sewer Facilities and Improvements	\$2,573,769
Storm Water Facilities and Improvements	\$2,573,769
Transit/Parking Improvements	\$714,936
Street and Intersection Improvements	\$2,859,744
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$1,429,872
Economic Development Grants	\$1,429,872
Administrative Costs	\$142,987
Total Improvement Costs	\$14,298,718

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2024

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Storm Water Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Transit/Parking Improvements	\$714,936	\$0	\$0	\$0
Street and Intersection Improvements	\$2,859,744	\$0	\$0	\$0
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$1,429,872	\$0	\$0	\$0
Economic Development Grants	\$1,429,872	\$0	\$0	\$0
Administrative Costs	\$142,987	\$0	\$0	\$0
Total	\$14,298,718	\$0	\$0	\$0

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2024

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2023	0	0	0
Revenues:			
FY24 City Tax Increment	0	0	0
TOTAL REVENUES	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	(38,232.26)
Ending Balance:			
September 30, 2024	0	0	(38,232.26)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$ 0 Tax Increment from City of Kaufman
\$ 0 Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$ 38,232.26 Invoices for TIRZ during FY 2024

\$ 38,232.26¹ Total Expenditures as of September 30, 2024

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions/Advances from developers –none
II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2023:

Taxing Jurisdiction		Base Year	Net Taxable Value 2023	Base Value	Captured Appraised Value 2023
City of Kaufman	TIRZ #4	2024	0	0	0

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2023 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #4	2024	\$0	\$0.00	\$0.00

Total received from municipality and other taxing jurisdictions based on 2023 valuations in FY 2024: \$0.00

Total Amount paid for TIF in FY 2024: \$0

- II. Amount of tax increment received in FY 2024 from the municipality and the other taxing jurisdictions based on 2023 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 5.

Dept.: Administration

Action Item

SUBJECT:

Consider and make a recommendation to the City Council the expansion of the boundaries of Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Four, City of Kaufman, Texas.

BACKGROUND:

This amended ordinance will expand the current boundaries of TIRZ #4 to include the addition of a 59.02-acre parcel. It also will increase the Project and Financing Plan to a total of \$30 million for public improvements within both zones.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends for the TIRZ #4 board to recommend approval to the City Council to expand the boundaries of TIRZ #4.

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

Proposed Amendment to Tax Increment Reinvestment Zone #4 City of Kaufman, Texas

JANUARY 27, 2025



PETTIT & AYALA
CONSULTING

Purpose

- TIRZ Creation & Amendment Process
- TIRZ #4 Background
- TIRZ #4 Amendment
- Next Steps
- Questions

TIRZ Creation Process

- Chapter 311 outlines the various procedures for creating and amending a TIRZ. Two main documents:
 1. Creation ordinance (**Approved June 24, 2024**); and
 2. TIRZ Project and Financing Plan
- Creation ordinance establishes five key elements:
 - Boundary;
 - Term;
 - TIRZ Board;
 - City Participation and
 - Preliminary Project and Financing Plan
- Upon TIRZ creation the Final Project and Financing Plan is approved by the TIRZ Board and then the City Council by separate ordinance (**Approved July 22, 2024**);

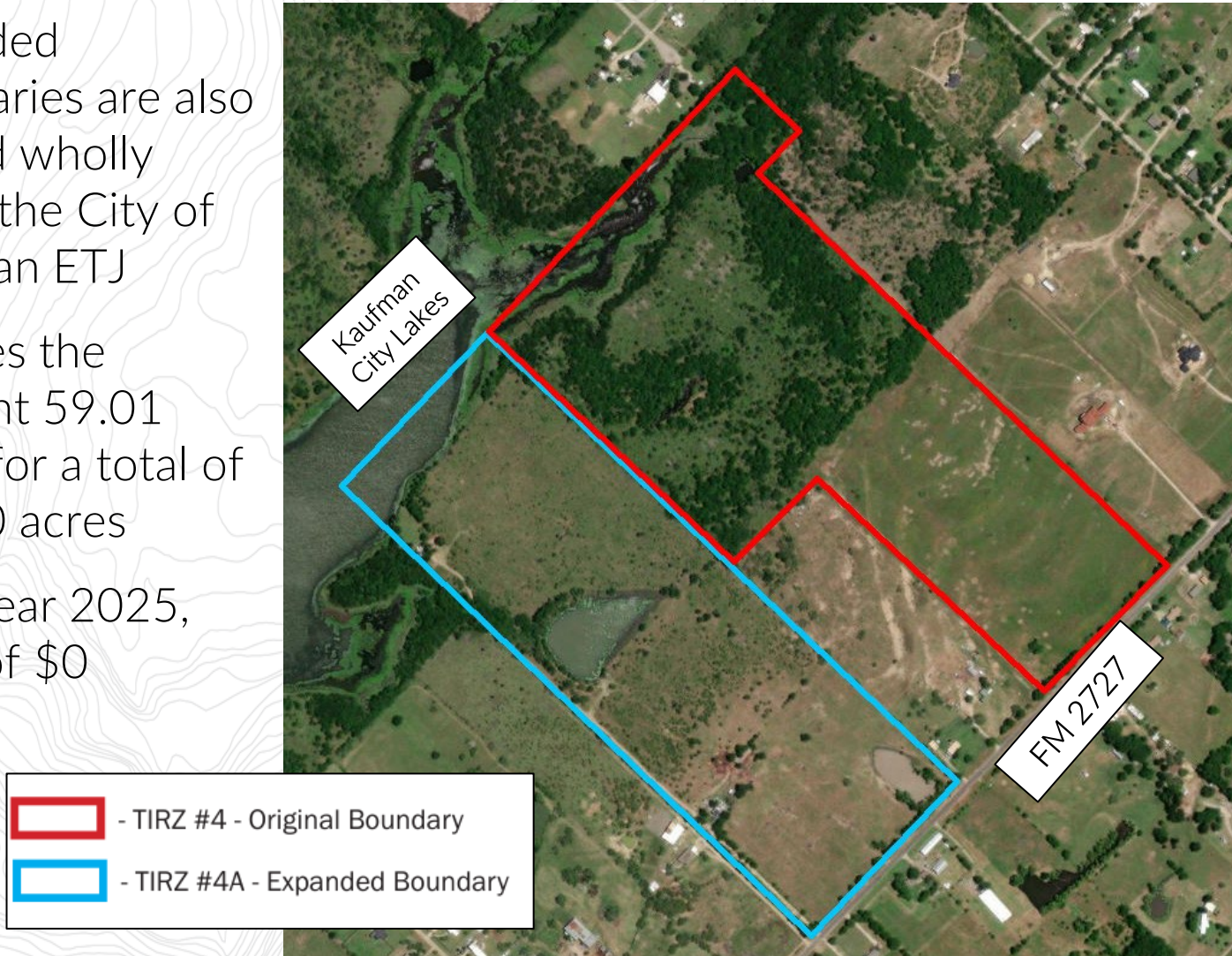
TIRZ #4 - Background

- Created in 2024, located wholly within the City of Kaufman ETJ
- Approximately 73.09 acres of undeveloped land
- Base year 2024, value of \$0
- The purpose of the TIRZ is to encourage private development that will yield additional tax revenue to all taxing jurisdictions



TIRZ #4 – Amendment – Expansion of the Boundaries

- Expanded boundaries are also located wholly within the City of Kaufman ETJ
- Includes the adjacent 59.01 acres, for a total of 132.10 acres
- Base year 2025, value of \$0



TIRZ #4 – Proposed Development

- Proposed single-family development, 446 lots (Previously 250)



TIRZ #4 – Proposed Development

	Initial Delivery Year	Units/SF	Taxable Value PSF/Unit	Incremental Value
TIRZ 4				
SINGLE FAMILY - 50FT LOT	2027	206	\$ 360,000	\$ 74,160,000 *
SINGLE FAMILY - 60FT LOT	2027	240	\$ 400,000	\$ 96,000,000 *
		446	\$ 381,525	\$ 170,160,000 *

*2025 Taxable Values (No Inflation)

TIRZ #4 – Participation Assumptions

- No change in term – 36-year term scheduled to end on December 31, 2060 (with the final year's tax increment to be collected by September 1, 2061)
- No change in participation - City of Kaufman participating at 40% of its real property increment (M&O only)

Real Property Tax - 2024 Rates		Participation	
City of Kaufman (M&O)	0.5204742	40%	0.2081897
Kaufman County (M&O)	0.2795900	0%	0.0000000
Road and Bridge	0.0825000	0%	0.0000000
Trinity Valley CC	0.1136600	0%	0.0000000
KC ESD #1	0.0500000	0%	0.0000000
Kaufman ISD	1.2552000	0%	0.0000000
	2.30142420		0.20818968

Personal Property Tax		Participation	
City of Kaufman (M&O)	0.52047420	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11366000	0%	0.0000000
KC ESD #1	0.05000000	0%	0.0000000
Kaufman ISD	1.25520000	0%	0.0000000
	2.30142420		0.00000000

Sales Tax		Participation	
City of Kaufman Sales Tax	0.0100000	0.00%	0.0000000
City Property Tax Reduction	0.0050000	0.00%	0.0000000
Economic Development	0.0025000	0.00%	0.0000000
Street Maintenance	0.0025000	0.00%	0.0000000
	0.02000000		0.00000000

TIRZ #4 – Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Revenue	Net Benefit
City of Kaufman	\$86,786,148	\$23,789,309	\$62,996,839
Kaufman County	\$38,006,848	\$0	\$38,006,848
Road and Bridge	\$9,427,067	\$0	\$9,427,067
Trinity Valley CC	\$12,987,641	\$0	\$12,987,641
KC ESD #1	\$5,713,374	\$0	\$5,713,374
Kaufman ISD	\$143,428,536	\$0	\$143,428,536
Total	\$296,349,614	\$23,789,309	\$272,560,305

Proposed Project Costs - TIRZ #4		
Water Facilities and Improvements	\$ 4,282,076	18.0%
Sanitary Sewer Facilities and Improvements	\$ 4,282,076	18.0%
Storm Water Facilities and Improvements	\$ 4,282,076	18.0%
Transit/Parking Improvements	\$ 1,189,465	5.0%
Street and Intersection Improvements	\$ 4,757,862	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 2,378,931	10.0%
Economic Development Grants	\$ 2,378,931	10.0%
Administrative Costs	\$ 237,893	1.0%
Total	\$ 23,789,309	100.0%

Next Steps

- **January 27, 2025:** Amendment to the Creation Ordinance
 - Boundary: **Expanded**
 - Term: **No Change** - 36-year term - December 31, 2060
 - TIRZ Board: **No Change** - 7 members, which includes the Mayor and the members of the City Council
 - City Participation: **No Change** (40% of the M&O tax rate) and
 - *Preliminary Amended Project and Financing Plan*
- **February 24, 2025:** *Final Amended* Project and Financing Plan considered for approval by the TIRZ Board and City Council by separate ordinance



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 9.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the December 16, 2024, Work Session and Regular City Council Meeting.

BACKGROUND:

The minutes from the December 16, 2024, Regular City Council Meeting are attached for review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the December 16, 2024, Regular City Council Meeting as presented.

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



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, DECEMBER 16, 2024 – 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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

Mayor Jordan called the City Council meeting to order at 6:00 p.m. Councilmembers present were Jeff Jordan, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Pro-Tem Matt Phillips joined the meeting at 6:10 p.m. Mayor Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Attorney Cynthia Kirchoff, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Police Chief Colter Leftwich, and Police Chief Les Edwards.

EXECUTIVE SESSION

Mayor Jordan recessed into Executive Session at 6:01 p.m.

1. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; (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): Project Blue; Project Olaf
 - b. Sec. 551.074. PERSONNEL MATTERS; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Attorney

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

Mayor Jordan reconvened into open session at 6:30 p.m.

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

Councilmember Nelson made a motion to approve the term sheet as discussed in Executive Session and authorize the City Manager and Mayor to execute necessary documents related to Project Olaf. The motion was seconded by Councilmember Borders and passed 7/0.

PLEDGE OF ALLEGIANCE

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council 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 City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

No comments were given.

RECOGNITION

3. Business of the Month - Neighborhood Credit Union

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Chief Executive Officer of the Kaufman Chamber of Commerce, presented Neighborhood Credit Union with the December 2024 Business of the Month recognition.

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the November 25, 2024, Work Session and Regular City Council Meeting.

Mayor Pro-Tem Phillips made a motion to approve consent agenda item 4 as presented. The motion was seconded by Councilmember Nelson and passed 7/0.

END OF CONSENT AGENDA

PUBLIC HEARING

5. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-28-24, an ordinance of the City Council of the City of Kaufman, Texas, authorizing the **abandonment and relinquishment of Right-of-Way** on portions of Blocks 24 and 29 in the Cottage Heights Addition, comprising Marshall Avenue, the 10-foot wide alley in Block 29, a 30-foot wide alley along the east side of Block 29 and a portion of Block 24, altogether containing 0.778 acres (Tract 1), as well as the **dedication of Right-of-Way** along Fourth Street on a 10-foot wide strip adjacent to Lot 18, Block 29, containing 0.028 acres (Tract 2) and a 10-foot wide strip adjacent to Lot 1, Block 29, containing 0.031 acres (Tract 3) in the Cottage Heights Addition, City of Kaufman, Kaufman County, Texas, said property being located in the T. Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, generally located at the **southeast corner of State Highway 243 and Fourth Street**; providing findings of compliance with State law and Subdivision Regulations; providing reservations; **providing for the conveyance of the vacated right-of-way by quitclaim deed to the single adjacent property owner**; **providing for the conveyance of the dedicated right-of-way by right-of-way deed to the City of Kaufman**; authorizing the Mayor or designee to execute documents; and providing an effective date.

a. Presentation

Mr. Bogda presented the right-of-way abandonment and dedication regarding the Rubio Property generally located in Cottage Heights Addition.

b. Public Hearing

Mayor Jordan opened the public hearing at 6:40 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 6:41 p.m.

c. Consider and take appropriate action on Ordinance No. O-28-24

Councilmember Nelson made a motion to approve Ordinance No. O-28-24 as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

7. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-30-24, an ordinance of the City Council of the City of Kaufman, Texas, **amending** Ordinance No. O-11-16 establishing **Planned Development-11R District ("PD-11R")** and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, collectively "the "Comprehensive Zoning Ordinance" of the City in order to amend the Development Standards and Concept Plan and add Details for the Baptismal/Patio and Signage on an approximate **42.319 acre** tract of land out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, and being generally located at **2000 W. Fair St.** (Property IDs 9373, 28821, 60586, 71676 and 185104). (Case No: Z-10-24)

a. Presentation

Mr. Bogda informed the Council about the proposed revision to an existing Planned Development for the First Baptist Church of Kaufman. He outlined the purpose of the request for the addition of a patio expansion, outdoor baptismal, and additional signage.

b. Public Hearing

Mayor Jordan opened the public hearing at 6:46 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 6:47 p.m.

c. Consider and take appropriate action on Ordinance No. O-30-24

Councilmember Gillenwater made a motion to approve Ordinance No. O-30-24 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

6. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-29-24, an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** an approximate **3.95-acre** tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from **Single-Family Residential-8 District (SF-8)** to **Planned Development-30 District (PD-30)** for **attached single-family residential**

(townhomes and/or duplexes) and detached single-family residential uses, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24)

a. Presentation

Mr. Bogda reviewed the proposed concept plan and development standards for a town house development on a property located on Hickory St. and Clay St.

b. Public Hearing

Mayor Jordan opened the public hearing at 6:59 p.m.

Steven Smith, 6331 Highland Drive, Kaufman, Texas 75142, informed the Council that the townhomes are intended to be rentals, while they plan for the single-family homes to be sold.

Mayor Jordan closed the public hearing at 7:02 p.m.

c. Consider and take appropriate action on Ordinance No. O-29-24

Councilmember Parker made a motion to approve Ordinance No. O-29-24 as presented. The motion was seconded by Councilmember Gillenwater and passed 6/1.

DISCUSSION/ACTION ITEMS

8. Consider and take appropriate action on the award or rejection of a bid and contract for the replacement of shade covering structures at the Kaufman Sports Complex and authorizing the Mayor or his designee to execute necessary documents.

Ms. Balthrop Mendoza informed the Council that City staff requested bids to obtain costs for replacing two existing shade structures at the Kaufman Sports Complex, located near the baseball fields and the playground. She stated the bid packet was electronically transmitted to eight (8) vendors and one (1) complete bid was received from Ridgemark Roofing & Construction of Kaufman, Texas. She reviewed the awning replacement cost at the baseball fields area is \$26,500.00, and \$27,125.00 for the structure over the playground with the total replacement costs for both structures coming in under the \$60,000.00 budgeted amount at \$53,625.00.

Councilmember Borders made a motion to award the bid and contract for the replacement of shade-covering structures at the Kaufman Sports Complex to Ridgemark Roofing in an amount not to exceed \$53,625.00 and authorizing the Mayor or his designee to execute necessary documents. The motion was seconded by Councilmember and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

9. Receive an update and discussion regarding the following:
- a. Employee Christmas Luncheon - December 18th
 - b. Kaufman County Days - February 17 & 18

- c. Filing period for Application for a Place on the Ballot for the City's General Election is Wednesday, January 15, 2025, through Friday, February 14, 2025.
- d. Discussion Items Report (DIR)
- e. STAR Transit Ridership Report - November 2024
- f. Careflite Compliance Report - November 2024
- g. Fire Department Monthly Report - November 2024
- h. Police Department Monthly Report - November 2024
- i. Development Services Monthly Report - November 2024
- j. Monthly Calendars Attached

Mr. Holder gave the Council an update on the above-stated items.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:08 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 10.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action to schedule a Special City Council Meeting for Wednesday, May 14, 2025, for the purpose of canvassing the Election Returns.

BACKGROUND:

Council will need to schedule a Special City Council Meeting for the purpose of canvassing the election returns. Per City Charter and State Law, this needs to be completed no earlier than the third day (May 6th) or later than the 11th day (May 14th) after the election. Kaufman County has requested all entities who enter into an election contract with them hold canvassing until May 14th.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of scheduling a Special City Council Meeting for May 14, 2025, for the purpose of canvassing the returns of the general election.

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



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 11.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action to reschedule the Regular City Council Meeting from Monday, May 26, 2025, to Monday, May 19, 2025, due to Memorial Day.

BACKGROUND:

The May 26, 2025, Regular City Council Meeting falls on Memorial day. Staff recommends rescheduling the Regular City Council meeting to Monday, May 19, 2025.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends rescheduling the Regular City Council Meeting from Monday, May 26, 2025, to Monday, May 19, 2025, due to Memorial Day.

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



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 12.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #1 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #1 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY-24 TIRZ #1 Annual Report.

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 1

ANNUAL REPORT

FISCAL YEAR 2024
(October 1, 2023 – September 30, 2024)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

YEAR END SUMMARY OF MEETINGS/BOARD & COUNCIL ACTIONS

Fiscal Year 2016

During the period from October 1, 2015 through September 30, 2016, the Kaufman City Council took the following action:

On December 13, 2016, Council conducted a Public Hearing Expanding the TIRZ #1 Boundary, Decreasing the Percentage of Tax Increment Contribution, and Amending the TIRZ #1 Project and Financing Plan; Adopting Ordinance O-27-16 Amending Ordinance O-27-15; Adopting Ordinance O-28-16 Amending Ordinance O-03-16; and Approving the Amended City/County TIRZ #1 ILA, and subsequently approved First Reading Of Ordinance O-27-16 Of The City Council Of The City Of Kaufman, Texas, Amending Ordinance No. O-27-15, Concerning Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas, First Reading Of Ordinance O-28-16 Approving An Amended Project And Financing Plan For Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas, and Amended Interlocal Agreement with City of Kaufman and Kaufman County For Tax Increment Reinvestment Zone (TIRZ #1 Amendments).

On December 20, 2016, Council adopted Ordinance O-27-16 of the City Council of the City of Kaufman, Texas, Amending Ordinance No. O-27-15 and Ordinance O-28-16 Approving An Amended Project And Financing Plan For Tax Increment Reinvestment Zone Number One, City Of Kaufman, Texas.

Fiscal Year 2017

During the period from October 1, 2016 through September 30, 2017, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on November 14, 2016 and April 6, 2017.

On November 14, 2016, the Board approved the TIRZ #1 Amendment, Resolution R-01-16 to amend Ordinance No. O-27-15 and Project Financing Plan Ordinance O-03-16. The Resolution amended the boundary designation, enlarging the zone from the original 661 acres to 1,030 acres and carved out the Interest and Sinking (I&S) component of the City's Tax Rate Participation. The City of Kaufman's amended participation will be 75% of maintenance and operation (M&O) pledges only and Kaufman County participation will be 50% of maintenance and operation (M&O).

On April 6, 2017, the Board approved a TIF Reimbursement and Development Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), as amended, through the TIF Board of Directors, the City, and JWS Land, Ltd. The Development Agreement was for public improvements for the extension of Kings Fort Parkway, in the amount of \$ 7,100,000, and includes all Public Improvement Cost: waterlines, sanitary sewer, storm sewer, drainage work, and related infrastructure required for the extension of Kings Fort Parkway.

On September 30, 2017, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

On April 24, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved the TIF Reimbursement and Development Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), as amended, through the TIF Board of Directors, the City, and JWS Land, Ltd.

Fiscal Year 2018

During the period from October 1, 2017 through September 30, 2018, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on November 28, 2017 and December 6, 2017.

On November 28, 2017, the Board authorized the City Manager to enter into a TIF Agreement for the purchase of 4.51 acres in the D. Falcon Survey, Abstract No. 151, Kaufman, Texas subject to amendments discussed in Executive Session.

On December 6, 2017, the Board approved a TIRZ Development Agreement with JWS Land, LTD, and to include in the Agreement 50% reimbursement of construction and interest costs for Phase 1 and to be completed in 18 months from the effective date of agreement and 50% reimbursement for remaining lots to be completed within the subsequent six years.

On September 30, 2018, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2017 through September 30, 2018, the Kaufman City Council took the following action:

On December 18, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved a Tax Increment Financing (TIF) Agreement for the purchase of 4.51 Acres. The purpose of the proposed purchase of land will be to make future public improvements to more efficiently provide various municipal services to the immediate commercial and residential areas.

On December 18, 2017, Council accepted the TIRZ #1 Board of Directors recommendation and approved the Tax Increment Financing (TIF) Residential Reimbursement Agreement made by and between Reinvestment Zone Number One, City of Kaufman, Texas (TIF), a tax increment reinvestment zone created by the City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, as amended, acting by and through its governing body, the TIF Board of Directors, the City, and JWS Land, Ltd., a Texas Limited Partnership.

On September 30, 2018, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2019

During the period from October 1, 2018 through September 30, 2019, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on March 18, 2019 and May 7, 2019.

On March 18, 2019, the Board tabled a proposed TIRZ Agreement with Lion's Den Storage to bring 12" waterline under HWY 175 to provide adequate supply to property owners/developers along the north side frontage road of the highway.

On May 7, 2019, the Board approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone #1, and Lion's Den Self Storage LLC-Highway 175 Series, to design and install a 12" water line alongside the crossing under HWY 175 to serve the property in the expanded TIF Zone.

On September 30, 2019, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2018 through September 30, 2019, the Kaufman City Council took the following action:

On March 18, 2019, Council approved the Site Plan proposed by Justin Fivecoat of Lion's Den Self Storage, LLC for a self-storage facility located at 2691 East Highway 175.

On May 7, 2019, Council approved the TIF Development Agreement between the City of Kaufman, the City of Kaufman Reinvestment Zone Number One, and the Lion's Den Self Storage LLC-Highway 175 Series.

On September 30, 2019, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2020

During the period from October 1, 2019 through September 30, 2020, the City of Kaufman Reinvestment Zone TIRZ Board of Directors met on February 24, 2020.

On February 24, 2020, the Board reviewed the FY19 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2020, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, and Charles Gillenwater – all City of Kaufman appointees and Mike Hunt – Kaufman County appointee.

During the period from October 1, 2019 through September 30, 2020, the Kaufman City Council took the following action:

On February 24, 2020, Council approved the FY19 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2020, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Mayor Pro-Tem; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Charles Gillenwater – Council Member.

Fiscal Year 2021

During the period from October 1, 2020 through September 30, 2021, the City of Kaufman Reinvestment ZONE #1 TIRZ Board of Directors met on February 22, 2021.

On February 22, 2021, the Board reviewed the FY20 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2021, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, Carol Aga, Jeff Council, Lisa Parker, and Patty Patterson.

During the period from October 1, 2020 through September 30, 2021, the Kaufman City Council took the following action:

On February 22, 2021, Council approved the FY20 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2022

During the period from October 1, 2021, through September 30, 2022, the City of Kaufman Reinvestment ZONE #1 TIRZ Board of Directors met on February 22, 2022.

On February 28, 2022, the Board reviewed the FY21 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2022, the Board members were: Jeff Jordan, Barry Ratcliffe, Matt Phillips, Charles Gillenwater, and Mike Hunt.

During the period from October 1, 2021, through September 30, 2022, the Kaufman City Council took the following action:

On February 28, 2022, Council approved the FY21 Tax Increment Reinvestment Zone #1 Annual Report.

On September 30, 2022, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2023

During the period from October 1, 2022, through September 30, 2023, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on February 27, 2023.

On February 27, 2023, the Board reviewed the FY22 Tax Increment Reinvestment Zone #1 Annual Report.

On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Barry Ratcliffe, Mike Hunt.

During the period from October 1, 2022, through September 30, 2023, the Kaufman City Council took the following action:

On February 27, 2023, Council approved the FY22 Tax Increment Reinvestment Zone #1 Annual Report.

On February 27, 2023, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carole Aga - Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #1 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #1 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Barry Ratcliffe, and Mike Hunt.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #1 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2017-2018

The Kings Fort Parkway extension to the newly constructed Highway 34 Bypass, was completed and accepted by the City on March 19, 2018, total cost of the project was \$7,071,923.53.

The purchase of 4.51 acres of land for a total sum of \$638,004.25 was completed in August 2018.

2018-2019

Construction of public improvements for the Georgetown at Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated public improvement cost budget of \$7,102,656*. The total budget includes approximately \$6,841,799 in direct costs and \$260,857 in major improvement costs, of which 75.59% is to be financed with TIRZ increments. For a detailed breakdown of the budgeted public costs and expenditures referenced above, please see Appendix A of this report.

Construction of the Lion's Den water line extension was completed in May 2019 for a total cost of \$318,848.00.

2019-2020

Construction of the public improvements for Phases 1A-1B of the Georgetown at Kings Fort development, a proposed 305 single family lot community, has been progressing.

2020-2021

The public improvements for Phases 1A-1B of the Georgetown at Kings Fort development have been completed.

2021-2022

Construction of the public improvements for Phases 2A-2B of the Georgetown at Kings Fort development has been progressing.

2022-2023

Construction of the public improvements for Phases 2A-2B of the Georgetown at Kings Fort development was substantially complete and acceptance is anticipated for fourth quarter of 2023.

2023-24

The public improvements for Phases 2A-2B of the Georgetown at Kings Fort development were accepted in the fourth quarter of 2023.

PRIVATE DEVELOPMENT PROJECTS

2017-2018

There were no private development projects for FY 2017-2018.

2018-2019

Construction of private improvements for the Georgetown at Kings Fort development, a proposed 305 single family lot community, have commenced with a total estimated private improvement cost budget of \$3,351,290.

*Note – The related TIRZ obligation (75.59%) relates only to the public improvement costs discussed above – direct costs (\$6,841,799) and the major improvement costs (\$260,857) totaling approximately \$7,102,656.

2019-2020

There were no private development projects for FY 2019-2020.

2020-2021

There were no private development projects for FY 2020-2021.

2021-2022

There were no private development projects for FY 2021-2022.

2022-2023

There were no private development projects for FY 2022-2023.

2023-24

QuikTrip was under construction and has an estimated completion timeframe of their approximately 5,000 sq. ft. building of April 2025.

Jiffy Lube was constructed and opened.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2024

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$8,274,005
Sanitary Sewer Facilities and Improvements	\$4,964,403
Storm Water Facilities and Improvements	\$3,309,602
Street and Intersection Improvements	\$33,096,021
Open space, Park and Recreation Facilities and Improvements	\$20,685,013
Utilities and Street Lighting	\$4,137,003
Economic Development Grants	\$7,446,605
Administrative Costs	\$827,402
Total Improvement Costs	<u>\$82,740,054</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2024

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$8,274,005	\$1,535,229	\$1,535,229	\$6,738,776
<i>Georgetown at Kings Fort Development</i>	\$1,239,070	\$1,216,381	\$1,216,381	\$22,690
<i>Lion's Den Water Line Extension</i>	\$318,848	\$318,848	\$318,848	\$0
<i>Future Water Facilities and Improvements</i>	\$6,716,087	\$0	\$0	\$6,716,087
Sanitary Sewer Facilities and Improvements	\$4,964,403	\$927,418	\$927,418	\$4,036,985
<i>Georgetown at Kings Fort Development</i>	\$892,017	\$927,418	\$927,418	-\$35,401
<i>Future Sanitary Sewer Facilities and Improvements</i>	\$4,072,386	\$0	\$0	\$4,072,386
Storm Water Facilities and Improvements	\$3,309,602	\$2,023,733	\$2,023,733	\$1,285,869
<i>Georgetown at Kings Fort Development</i>	\$2,024,450	\$2,023,733	\$2,023,733	\$716
<i>Future Storm Water Facilities and Improvements</i>	\$1,285,152	\$0	\$0	\$1,285,152
Street and Intersection Improvements	\$33,096,021	\$10,995,458	\$10,995,458	\$22,100,563
<i>Kings Fort Parkway Extension</i>	\$7,100,000	\$7,071,924	\$7,071,924	\$28,076
<i>Georgetown at Kings Fort Development</i>	\$3,959,604	\$3,923,535	\$3,923,535	\$36,070
<i>Future Street and Intersection Improvements</i>	\$22,036,417	\$0	\$0	\$22,036,417
Open space, Park and Recreation Facilities and Improvements	\$20,685,013	\$1,023,095	\$1,023,095	\$19,661,918
<i>Georgetown at Kings Fort Development</i>	\$435,453	\$385,091	\$385,091	\$50,362
<i>Georgetown at Kings Fort Park Improvements</i>	\$1,470,750	\$0	\$0	\$1,470,750
<i>Land purchase (4.51 acres)</i>	\$638,004	\$638,004	\$638,004	\$0
<i>Future Open Space, Park and Recreation Facilities and Improvements</i>	\$18,140,806	\$0	\$0	\$18,140,806
Utilities and Street Lighting	\$4,137,003	\$0	\$0	\$4,137,003
Economic Development Grants	\$7,446,605	\$0	\$0	\$7,446,605
Administrative Costs	\$827,402	\$0	\$0	\$827,402
Total	\$82,740,054	\$16,504,933	\$16,504,933	\$66,235,121

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available. The Expended \$ to date for the Georgetown at Kings Fort Development represent TIRZ-funded portion (75.59%) of the public infrastructure amounts spent through September 30, 2024 as provided by the Developer and attached as Appendix A to this report.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1

As of September 30, 2024

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2023	0	0	38,121.47
Revenues:			
FY24 County Tax Increment	0	0	141,227.49
FY24 City Tax Increment	0	0	377,221.59
TOTAL REVENUES	0	0	518,449.08
Expenditures:			
TOTAL EXPENDITURES	0	0	\$511,985.99
Ending Balance:			
September 30, 2024	0	0	44,584.56

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$	141,150.51	Tax Increment from Kaufman County
\$	<u>377,221.59</u>	Tax Increment from City of Kaufman
\$	518,449.08	Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$	29,551.07	Art. 3, Sect. 3.1(c) of Lion's Den Agreement
\$	266,585.42	Art. 4, Sect. 4.2 (d) TIF Agreement (JWS, Land Ltd. – Kings Fort Extension)
\$	<u>212,312.59</u>	Art. 4, Sect. 4.2(e) Res. TIF Agreement (PID)
\$	508,449.08	Total TIRZ Expenditures (Reimbursed) for FY 2023

**Note: \$3,536.91 Administrative Expense*

\$	511,985.99	Total Expenditures
		<i>Purpose: TIF agreements (TIRZ administration, JWS, Land Ltd., Lion's Den, and PID)</i>

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:
 - I. Contributions/Advances from developers –none
 - II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2022:

Taxing Jurisdiction	Base Year	Net Taxable Value 2023	Base Value¹	Captured Appraised Value 2023
City of Kaufman				
TIRZ #1	2015	104,851,669	24,114,359	81,028,308
TIRZ #1A	2016	27,033,258	8,466,169	18,595,356
Kaufman County				
TIRZ #1	2015	104,829,169	24,114,359	81,005,808
TIRZ #1A	2016	27,003,258	8,466,169	18,565,356

1- Base values will be adjusted in future reports to reflect annexed properties in TIRZ #1 as provided by Kaufman CAD.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #1
As of September 30, 2024

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

Taxing Jurisdiction		Base Year	Amount of 2023 Increment	Amount Due Based on Collections	Amount Received Value 2023
<i>City of Kaufman</i> (.360002)	TIRZ #1	2015	\$304,935.70	\$304,935.70	\$304,935.70
	TIRZ #1A	2016	\$72,285.89	\$72,285.89	\$72,285.89
Total received from municipality based on 2023 valuations				<u>\$377,221.59</u>	<u>\$377,221.59</u>
<i>Kaufman County</i> (.139646)	TIRZ #1	2015	\$114,150.51	\$114,150.51	\$114,150.51
	TIRZ #1A	2016	\$27,076.98	\$27,076.98	\$27,076.98
Total received from county based on 2022 valuations				<u>\$141,227.49</u>	<u>\$106,966.48</u>
Total received from municipality and other taxing jurisdictions based on 2023 valuations in FY 2024:					\$518,449.08

Total Amount paid for TIF Agreements. In FY 2024: \$508,449.08

\$10,000.00 Retained in TIRZ Fund Balance for Administrative Expense Allowance

- II. Amount of tax increment received in FY 2024 from the municipality and the other taxing jurisdictions based on 2023 valuations was \$518,449.08.
- a. The total amount received by JWS Land, Ltd. For Art. 4, Sect. 4.2 (d) TIF Agreement from the municipality and other taxing jurisdictions in FY 2023 for reimbursement of public improvements was: \$ 266,585.42.
 - b. The total amount received by Lion's Den for Art. 3, Sect 3.1 (c) – Lion's Den Agreement from the municipality and other taxing jurisdictions in FY 2023 was: \$ 29,551.07.
 - c. The total amount transferred to the PID fund for Art. 4, Section 4.2 (e) Res. TIF Agreement from the municipality and other taxing jurisdictions in FY 2023 was: \$ 212,312.59.
 - d. The total amount retained in the TIRZ Fund for Administrative Expense Reimbursement Allowance from the municipality and other taxing jurisdictions in FY 2023 was: \$10,000.00 (\$3,536.91 of allowance paid)
- III. Other Information: None



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 13.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #2 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #2 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY-24 TIRZ #2 Annual Report.

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 2

ANNUAL REPORT

FISCAL YEAR 2024
(October 1, 2023 – September 30, 2024)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2021

During the period from October 1, 2020 through September 30, 2021, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 22, 2021.

On February 22, 2021, the Board reviewed the FY20 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Board members were: Jeff Jordan, Matt Phillips, Barry Ratcliffe, Carol Aga, Patty Patterson, Jeff Council, and Lisa Parker.

During the period from October 1, 2020 through September 30, 2021, the Kaufman City Council took the following action:

On February 22, 2021, Council approved the FY20 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Barry Ratcliffe – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Jeff Council – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2022

During the period from October 1, 2021, through September 30, 2022, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 28, 2022.

On February 28, 2022, the Board reviewed the FY21 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2022, the Board members were: Jeff Jordan, Matt Phillips, Carol Aga, Charles Gillenwater, Quattro Borders, Lisa Parker, Patty Patterson, Mike Hunt, Ken Cates, and Ray Raymond.

During the period from October 1, 2021, through September 30, 2022, the Kaufman City Council took the following action:

On February 28, 2022, Council approved the FY21 Tax Increment Reinvestment Zone #2 Annual Report.

On September 30, 2021, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carol Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2023

During the period from October 1, 2022, through September 30, 2023, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 27, 2023.

On February 27, 2023, the Board reviewed the FY22 Tax Increment Reinvestment Zone #2 Annual Report.

On February 27, 2023, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Carole Aga, Patty Patterson, Mike Hunt, Ken Cates, Ray Raymond.

During the period from October 1, 2022, through September 30, 2023, the Kaufman City Council took the following action:

On February 27, 2023, Council approved the FY22 Tax Increment Reinvestment Zone #2 Annual Report.

On February 27, 2023, the Council members were: Jeff Jordan- Mayor; Patty Patterson – Council Member; Charles Gillenwater – Council Member; Matt Phillips – Council Member; Carole Aga – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #2 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #2 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Ashlea Longenecker, Jason Nelson, Mike Hunt, Ken Cates, and Mike Hembree.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #2 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

**PUBLIC INFRASTRUCTURE/BUILDING
PROJECTS**

2020-2021

The South Pointe at Kaufman Sports Village addition is anticipated to contain 111.299 acres of land with a capital budget of \$23,432,678. There were no public infrastructure projects to be reported for FY 2020-2021.

2021-2022

There were no public infrastructure projects to be reported for FY 2021-2022.

2022-2023

Construction of public infrastructure projects associated with the Five Points Development commenced and is anticipated to be completed sometime in FY 2023-24.

2023-2024

Construction of public infrastructure projects associated with the Five Points Development commenced and is ongoing.

PRIVATE DEVELOPMENT PROJECTS

2020-2021

There were no private development projects for FY 2020-2021.

2021-2022

There were no private development projects for FY 2021-2022.

2022-2023

There were no private development projects for FY 2022-2023.

2023-2024

Construction of Five Points' 174 multi-family units with an anticipated completion date for two of five buildings and the clubhouse in Q2 2025. A final plat for a Five Points' commercial development (5,000 sq. ft. restaurant) has been approved. Construction is anticipated to commence in 2025.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2024

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$2,343,268
Sanitary Sewer Facilities and Improvements	\$1,405,961
Storm Water Facilities and Improvements	\$937,307
Street and Intersection Improvements	\$9,373,071
Open space, Park and Recreation Facilities and Improvements	\$5,858,169
Utilities and Street Lighting	\$1,171,634
Economic Development Grants	\$2,108,941
Administrative Costs	\$234,327
Total Improvement Costs	<u>\$23,432,678</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2024

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$2,343,268	\$671,973	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$1,405,961	\$673,820	\$0	\$0
Storm Water Facilities and Improvements	\$937,307	\$608,364	\$0	\$0
Street and Intersection Improvements	\$9,373,071	\$1,366,022	\$0	\$0
Open space, Park and Recreation Facilities and Improvements	\$5,858,169	\$0	\$0	\$0
Utilities and Street Lighting	\$1,171,634	\$0	\$0	\$0
Economic Development Grants	\$2,108,941	\$0	\$0	\$0
Administrative Costs	\$234,327	\$0	\$0	\$0
Total	\$23,432,678	\$3,320,178	\$0	\$0

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2

As of September 30, 2024

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2023	0	0	(70,321.61)
Revenues:			
FY24 County Tax Increment	0	0	0
FY24 City Tax Increment	0	0	0
FY24 Trinity Valley Tax Increment	0	0	0
TOTAL REVENUES ¹	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	0
Ending Balance:			
September 30, 2024	0	0	(70,321.61)

1- Administrator will continue to monitor and follow up with tax office regarding receipt of anticipated revenues for fiscal year 2024.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$ 0	Tax Increment from City of Kaufman
\$ 0	Tax Increment from Kaufman County
<u>\$ 0</u>	Tax Increment from Trinity Valley CC
\$ 0	Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$ 29,550.00	Establishment for TIRZ during FY 2020
\$ 5,405.11	Invoices for TIRZ during FY 2021
\$ 31,750.00	Invoices for TIRZ during FY 2022
\$ 3,616.50	Invoices for TIRZ during FY 2023
\$ 0.00	Invoices for TIRZ during FY 2024
 \$ 70,321.61 ¹	 Total Expenditures as of September 30, 2024

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions/Advances from developers –none
- II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2023:

Taxing Jurisdiction		Base Year	Net Taxable Value 2023	Base Value	Captured Appraised Value 2023
City of Kaufman	TIRZ #2	2021	4,478,305	0	4,478,305
Kaufman County	TIRZ #2	2021	4,478,305	0	4,478,305
Trinity Valley CC	TIRZ #2	2021	4,478,305	0	4,478,305

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #2
As of September 30, 2024

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

Taxing Jurisdiction		Base Year	Amount of 2023 Increment	Amount Due Based on Collections	Amount Received
<i>City of Kaufman</i>	TIRZ #2	2021	\$4,478,305	\$16,726.98	\$0.00
<i>Kaufman County</i>	TIRZ #2	2021	\$4,478,305	\$6,260.45	\$0.00
<i>Trinity Valley CC</i>	TIRZ #2	2021	\$4,478,305	\$2,485.24	\$0.00
Total received from municipality and other taxing jurisdictions based on 2023 valuations in FY 2024:					\$0.00
Total Amount paid for TIF in FY 2024:					\$0

- II. Amount of tax increment received in FY 2024 from the municipality and the other taxing jurisdictions based on 2023 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 14.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #3 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #3 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY-24 TIRZ #3 Annual Report.

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 3

ANNUAL REPORT

FISCAL YEAR 2024
(October 1, 2023 – September 30, 2024)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2024

During the period from October 1, 2023, through September 30, 2024, the City of Kaufman Reinvestment Zone #3 TIRZ Board of Directors met on February 26, 2024.

On February 26, 2024, the Board reviewed the FY23 Tax Increment Reinvestment Zone #3 Annual Report.

On February 26, 2024, the Board members were: Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Lisa Parker, Ashlea Longenecker, and Jason Nelson.

During the period from October 1, 2023, through September 30, 2024, the Kaufman City Council took the following action:

On February 26, 2024, Council approved the FY23 Tax Increment Reinvestment Zone #3 Annual Report.

On February 26, 2024, the Council members were: Jeff Jordan- Mayor; Matt Phillips – Council Member; Charles Gillenwater – Council Member; Jason Nelson – Council Member; Ashlea Longenecker – Council Member; Quattro Borders – Council Member; and Lisa Parker – Council Member.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2023-2024

Construction of public infrastructure projects associated with the Highland Meadows development commenced.

PRIVATE DEVELOPMENT PROJECTS

2023-2024

There were no private development projects for FY 2023-2024.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2024

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$4,375,169
Sanitary Sewer Facilities and Improvements	\$4,375,169
Storm Water Facilities and Improvements	\$4,375,169
Transit/Parking Improvements	\$1,215,325
Street and Intersection Improvements	\$4,861,298
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$2,430,649
Economic Development Grants	\$2,430,649
Administrative Costs	\$243,065
Total Improvement Costs	<u>\$24,306,493</u>

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2024

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$4,375,169	\$0	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$4,375,169	\$0	\$0	\$0
Storm Water Facilities and Improvements	\$4,375,169	\$0	\$0	\$0
Transit/Parking Improvements	\$1,215,325	\$0	\$0	\$0
Street and Intersection Improvements	\$4,861,298	\$0	\$0	\$0
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$2,430,649	\$0	\$0	\$0
Economic Development Grants	\$2,430,649	\$0	\$0	\$0
Administrative Costs	\$243,065	\$0	\$0	\$0
Total	\$24,306,493	\$0	\$0	\$0

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3

As of September 30, 2024

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2023	0	0	(3,000.00)
Revenues:			
FY24 City Tax Increment	0	0	0
TOTAL REVENUES	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	0
Ending Balance:			
September 30, 2024	0	0	(3,000.00)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$ 0 Tax Increment from City of Kaufman
\$ 0 Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$ 3,000.00 Invoices for TIRZ during FY 2023
\$ 0.00 Invoices for TIRZ during FY 2024

\$ 3,000.00¹ Total Expenditures as of September 30, 2024

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions/Advances from developers –none
II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2023:

Taxing Jurisdiction		Base Year	Net Taxable Value 2023	Base Value	Captured Appraised Value 2023
City of Kaufman	TIRZ #3	2023	0	0	0

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #3
As of September 30, 2024

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2023 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #3	2023	\$0	\$0.00	\$0.00

Total received from municipality and other taxing jurisdictions based on 2023 valuations in FY 2024: \$0.00

Total Amount paid for TIF in FY 2024: \$0

- II. Amount of tax increment received in FY 2024 from the municipality and the other taxing jurisdictions based on 2023 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 15.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on the FY-24 Tax Increment Reinvestment Zone #4 Annual Report.

BACKGROUND:

Tax Increment Reinvestment Zones are required to submit to the Texas State Comptroller an annual report of earnings and qualified expenses. The TIRZ #4 Board is required to review and make a recommendation for approval to the City Council.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the FY-24 TIRZ #4 Annual Report.

CITY OF KAUFMAN KAUFMAN, TEXAS



TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE, No. 4

ANNUAL REPORT

FISCAL YEAR 2024
(October 1, 2023 – September 30, 2024)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

1. Year End Summary of Meetings/City Council Actions
2. Public Infrastructure/Building Projects
3. Private Development Projects
4. Capital Improvement Plan Budget
5. Budget vs. Expenditures
6. TIF Fund
7. Annual Report

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

YEAR END SUMMARY OF MEETINGS/CITY COUNCIL ACTIONS

Fiscal Year 2024

City of Kaufman TIRZ #4 was created on June 24, 2024. As a result, there were no prior year-end summaries, annual reporting requirements, or any additional TIRZ Board of Directors or City Council actions taken during fiscal year 2024.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2023-2024

There were no public development projects for FY 2023-2024.

PRIVATE DEVELOPMENT PROJECTS

2023-2024

There were no private development projects for FY 2023-2024.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2024

CAPITAL IMPROVEMENT PLAN

BUDGET

<u>Improvements</u>	<u>Costs</u>
Water Facilities and Improvements	\$2,573,769
Sanitary Sewer Facilities and Improvements	\$2,573,769
Storm Water Facilities and Improvements	\$2,573,769
Transit/Parking Improvements	\$714,936
Street and Intersection Improvements	\$2,859,744
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$1,429,872
Economic Development Grants	\$1,429,872
Administrative Costs	\$142,987
Total Improvement Costs	\$14,298,718

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2024

BUDGET VS. EXPENDITURES

<u>Project</u>	<u>Current Budget</u>	<u>Committed \$ to Date</u>	<u>Expended \$ to Date¹</u>	<u>Balance to Fund</u>
Water Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Sanitary Sewer Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Storm Water Facilities and Improvements	\$2,573,769	\$0	\$0	\$0
Transit/Parking Improvements	\$714,936	\$0	\$0	\$0
Street and Intersection Improvements	\$2,859,744	\$0	\$0	\$0
Open Space, Park/Recreation Facilities and Improvements, Public Facilities and Improvements	\$1,429,872	\$0	\$0	\$0
Economic Development Grants	\$1,429,872	\$0	\$0	\$0
Administrative Costs	\$142,987	\$0	\$0	\$0
Total	\$14,298,718	\$0	\$0	\$0

1 – The Expended \$ to date amounts shown represent TIRZ obligation to be paid from increments as such increments become available.

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4

As of September 30, 2024

TIF FUND

	CAPITAL PROJECTS \$	DEBT SERVICE \$	TOTAL \$
Beginning Balance:			
October 1, 2023	0	0	0
Revenues:			
FY24 City Tax Increment	0	0	0
TOTAL REVENUES	0	0	0
Expenditures:			
TOTAL EXPENDITURES	0	0	(38,232.26)
Ending Balance:			
September 30, 2024	0	0	(38,232.26)

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

ANNUAL REPORT

Chapter 311.016 of V. C. T. A. requires the following information as part of the annual report on the status of the TIF District.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$ 0 Tax Increment from City of Kaufman
\$ 0 Total Revenue

2. Amount and purpose of the expenditures from the fund:

\$ 38,232.26 Invoices for TIRZ during FY 2024

\$ 38,232.26¹ Total Expenditures as of September 30, 2024

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

- I. Contributions/Advances from developers –none
II. Bonds issued and payment schedule to retire bonds – none

4. Tax Increment base and current captured appraised value retained by the zone for Tax Year 2023:

Taxing Jurisdiction		Base Year	Net Taxable Value 2023	Base Value	Captured Appraised Value 2023
City of Kaufman	TIRZ #4	2024	0	0	0

CITY OF KAUFMAN, TEXAS
TAX INCREMENT FINANCING DISTRICT
REINVESTMENT ZONE #4
As of September 30, 2024

ANNUAL REPORT
Continued

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

- I. Total amount of tax increment received by the municipality and other participating taxing jurisdictions received in FY 2024.

<u>Taxing Jurisdiction</u>		<u>Base Year</u>	<u>Amount of 2023 Increment</u>	<u>Amount Due Based on Collections</u>	<u>Amount Received</u>
<i>City of Kaufman</i>	TIRZ #4	2024	\$0	\$0.00	\$0.00

Total received from municipality and other taxing jurisdictions based on 2023 valuations in FY 2024: \$0.00

Total Amount paid for TIF in FY 2024: \$0

- II. Amount of tax increment received in FY 2024 from the municipality and the other taxing jurisdictions based on 2023 valuations was \$0.
- III. Other Information: None



Meeting
Date: 1/27/2025

Date: 01/14/2025

Item #: 16.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action regarding Resolution R-01-25, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor; and authorizing the payment of eleven cents (\$.11) per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

BACKGROUND:

Purpose of the Resolution

The City of Kaufman is a member of a 169-member city coalition known as the Steering Committee of Cities Served by Oncor (Steering Committee). The resolution approves the assessment of a ten cent (\$.11) per capita fee to fund the activities of the Steering Committee.

Why this Resolution is Necessary

The Steering Committee undertakes activities on behalf of municipalities for which it needs funding support from its members. Municipalities have original jurisdiction over the electric distribution rates and services within the city. The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s. Empowered by city resolutions and funded by per capita assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, ERCOT, the courts, and the Legislature on electric utility regulation matters for over three decades.

The Steering Committee is actively involved in rate cases, appeals, rulemakings, and legislative efforts impacting the rates charged by Oncor Electric Delivery Company, LLC within the City. Steering Committee representation is also strong at ERCOT. It is possible that additional efforts will be necessary on new issues that arise during the year, and it is important that the Steering Committee be able to fund its participation on behalf of its member cities. A per capita assessment has historically been used, and is a fair method for the members to bear the burdens associated with the benefits received from that membership.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-01-25 as presented.

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

RESOLUTION NO. R-01-25

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AUTHORIZING THE PAYMENT OF ELEVEN CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman is a regulatory authority under the Public Utility Regulatory Act ("PURA") and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC ("Oncor") within the municipal boundaries of the city; and

WHEREAS, the Steering Committee of Cities Served By Oncor ("Steering Committee") has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and

WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings and legislative activity, affecting transmission and distribution utility rates; and

WHEREAS, the City is a member of the Steering Committee; and

WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs interventions before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and

WHEREAS, the Steering Committee at its December 2024 meeting set a budget for 2025 that compels an assessment of eleven cents (\$0.11) per capita; and

WHEREAS, in order for the Steering Committee to continue its participation in these activities, which affects the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. That the City is authorized to continue its membership with the Steering Committee of Cities Served by Oncor to protect the interests of the City of Kaufman and protect the interests of the customers of Oncor Electric Delivery Company, LLC residing and conducting business within the City limits.

SECTION 3. The City is further authorized to pay its assessment to the Steering Committee of eleven cents (\$0.11) per capita based on the population figures for the City shown in the latest TML Directory of City Officials.

SECTION 4. A copy of this Resolution and the assessment payment check made payable to "*Steering Committee of Cities Served by Oncor*" shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney's Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

SECTION 5. This Resolution shall become effective immediately upon its passage and approval.

PRESENTED AND PASSED on this the 27th day of January, 2025, by a vote of _____ ayes and _____ nays at a regular meeting of the City Council of the City of Kaufman, Texas.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

CYNTHIA KIRCHOFF
CITY ATTORNEY



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 17.

Dept.: Administration

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance O-01-25, an ordinance of the City Council of the City of Kaufman, Texas, concerning Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Four, City of Kaufman, Texas.

BACKGROUND:

This amended ordinance will expand the current boundaries of TIRZ #4 to include the addition of a 59.02-acre parcel. It also will increase the Project and Financing Plan to a total of \$30 million for public improvements within both zones.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of O-01-25 amending the TIRZ #4 creation ordinance.

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

**CITY OF KAUFMAN, TEXAS
ORDINANCE NO. O-01-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-12-24 CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR, CITY OF KAUFMAN, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY EXPANDING THE BOUNDARIES OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER FOUR, CITY OF KAUFMAN, TEXAS; PROVIDING FOR INCORPORATION OF THE RECITALS; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING A TAX INCREMENT BASE AND TAX INCREMENT; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE AND NOTICES REQUIRED BY LAW.

WHEREAS, the City of Kaufman, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within either the corporate limits of the City or the extraterritorial jurisdiction (the “ETJ”) of the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, on June 24, 2024, the City Council, pursuant to the Act, approved Ordinance No. O-12-24 designating a contiguous geographic area (the “Original Boundaries”) within the ETJ of the City as Reinvestment Zone Number Four, City of Kaufman, Texas (the “Zone”); and

WHEREAS, the City Council now desires to amend Reinvestment Zone Number Four, City of Kaufman, Texas, to expand the boundaries (“TIRZ 4A”); and

WHEREAS, upon approval of this Ordinance, Reinvestment Zone Number Four, City of Kaufman, Texas, will consist of contiguous land, as described and depicted in **Exhibits “A” and “B”** of this Ordinance, a copy of which is attached hereto and is incorporated herein for all purposes; and

WHEREAS, Section 311.011(e) of the Act, in pertinent part provides, “[I]f an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);” and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Amended Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Four, City of Kaufman, Texas*, attached as **Exhibit “C,”** attached hereto and incorporated herein (hereinafter referred to as the “Preliminary Amended Project and Finance Plan”) for a proposed expanded tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the proposed expansion of the zone was published in a newspaper having general circulation in the City on January 16, 2025, which date is before the seventh (7th) day before the public hearing held on January 27, 2025; and

WHEREAS, at the public hearing on January 27, 2025, interested persons were allowed to speak for or against the expansion, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on January 27, 2025, and in favor of the amendment of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on January 27, 2025; and

WHEREAS, the City has taken all actions required to amend the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the combined proposed expanded zone boundaries and existing zone boundaries, excluding property that is public owned, that is used for residential purposes is less than 30 percent; and

WHEREAS, the percentage of the total appraised value of the combined proposed expanded zone boundaries and the existing zone boundaries, is less than 50 percent of the total appraised value of the taxable real property in the municipality and in the industrial districts created by the municipality; and

WHEREAS, a Preliminary Amended Project and Finance plan has been prepared for the reinvestment zone as set forth in **Exhibit “C.”**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and incorporated herein.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) The public hearing on the expansion of the boundaries has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) The reinvestment zone with boundaries as described and depicted in **Exhibits "A" and "B,"** each of which are attached hereto and incorporated herein, will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) The reinvestment zone, as identified in **Exhibits "A" and "B"** meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located within the extraterritorial jurisdiction of the City; and
 - 2. The City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Act because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or County.
- (d) Thirty (30) percent or less of the property in the proposed expanded boundaries and existing reinvestment zone boundaries, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) The total appraised value of all taxable real property in the proposed expanded reinvestment zone boundaries and the existing zone boundaries according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) The improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of

general benefit to the City and county; and

- (g) The development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DURATION OF THE ZONE.

The expanded Zone, TIRZ 4A, shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act. Termination of the Original Boundaries of the Zone shall occur upon any of the following: (i) on December 31, 2060 (with the final year's tax increment to be collected by September 1, 2061); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act. Termination of the expanded boundaries of the Zone, TIRZ 4A, shall occur upon any of the following: (i) on December 31, 2060 (with the final year's tax increment to be collected by September 1, 2061); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT.

The tax increment base for the Original Boundaries of the Zone, as defined by Section 311.012(c) of the Act, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2024, which is the year in which the Zone was originally designated as a reinvestment zone, as defined by Section 311.0123 of the Act.

The tax increment base for TIRZ 4A, the expanded boundaries of the Zone, as defined by Section 311.012(c) of the Act, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2025, which is the year in which the expanded area of the Zone was designated as a reinvestment zone, as defined by Section 311.0123 of the Act.

For the Original Boundaries and TIRZ 4A, the TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Act, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Act, and (ii) 40 percent of maintenance and operation portion of the City's ad valorem tax increment revenue, as defined by section 311.012(a) of the Act, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 5. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 7. EFFECTIVE DATE/NOTICES.

This Ordinance shall take effect immediately upon its adoption and notices shall be provided to the State Comptroller in accordance with and as provided by law.

PASSED AND ADOPTED by the City Council of the City of Kaufman, Texas, this the 27th day of January 2025.

CITY OF KAUFMAN

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Cynthia Kirchoff
City Attorney

Mike Holder
City Manager

Exhibit A

Legal Description TIRZ #4 - Original Boundaries - Tract I

BEING 73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS AND BEING PART OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2583, PAGE 440, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND ALL OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6568, PAGE 353, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTH CORNER OF SAID 138.451 ACRE TRACT RECORDED IN VOLUME 2583, PAGE 440, AT THE EAST CORNER OF THE DAVID NALLS TRACT RECORDED IN VOLUME 3395, PAGE 289 AND IN THE NORTHWEST R.O.W. OF FARM TO MARKET 2727;

THENCE NORTH 47 DEGREES 11 MINUTES 43 SECONDS WEST, 1346.01 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD;

THENCE SOUTH 44 DEGREES 07 MINUTES 47 SECONDS WEST, 517.35 FEET TO A FOUND 3/8 INCH IRON ROD;

THENCE NORTH 47 DEGREES 09 MINUTES 56 SECOND WEST, 1463.96 FEET TO A 8 INCH POST FOR CORNER;

THENCE NORTH 43 DEGREES 56 MINUTES 17 SECONDS EAST, 1617.61 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 381.18 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 43 DEGREES 27 MINUTES 17 SECONDS WEST, 257.00 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 2429.02 FEET TO A SET 1/2 INCH IRON ROD IN THE NORTHWEST RIGHT OF WAY OF F.M. 2727;

THENCE SOUTH 44 DEGREES 00 MINUTES 57 SECONDS WEST, 812.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.09 ACRES OF LAND

Exhibit A

Legal Description TIRZ #4A – Expanded Boundaries - Tract II

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 224.00 ACRE TRACT CONVEYED TO RUTH JACKSON BY EMMETT A. CARLISLE, ET UX ON JANUARY 8, 1951 AND RECORDED IN VOLUME 338, PAGE 324, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT T POST FOR CORNER IN THE SOUTHWEST LINE OF THE ABOVE MENTIONED 224.00 ACRE TRACT, IN THE SOUTHWEST LINE OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21 AND BEING AT THE INTERSECTION OF SAME WITH THE NORTHWEST RIGHT-OF-WAY LINE OFF ARM TO MARKET ROAD NO. 2727;

THENCE NORTH 46 DEGREES 15 MINUTES 26 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID TRACT AND WITH SAID SURVEY LINE, PASSING AT POST AT 2472.30 FEET AND CONTINUING FOR A TOTAL OF 2820.14 FEET TO A POINT IN KAUFMAN CITY LAKE; THENCE NORTH 43 DEGREES 41 MINUTES 58 SECONDS EAST, 887.96 FEET TO A POINT IN KAUFMAN CITY LAKE;

THENCE SOUTH 47 DEGREES 12 MINUTES 40 SECONDS EAST, PASSING A FENCE POST AT 200.57 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,821.84 FEET TO A FENCE CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2727; THENCE SOUTH 43 DEGREES 46 MINUTES 55 SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 934.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 59.01 ACRES OF LAND.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 224.00 ACRE TRACT CONVEYED TO RUTH JACKSON BY EMMETT A. CARLISLE, ET UX, ON JANUARY 8, 1951 AND RECORDED IN VOLUME 338, PAGE 324, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING A 20.00 FOOT ROAD EASEMENT, MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2727 AND BEING NORTH 43 DEGREES 46 MINUTES 55 SECONDS EAST, 22.55 FEET FROM THE INTERSECTION.

Exhibit A

Legal Description TIRZ #4A – Expanded Boundaries - Tract II (Continued)

OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHWEST LINE OF ABOVE MENTIONED 224.00 ACRE TRACT AND THE SOUTHWEST LINE OF THE THOMAS BEEDY SURVEY.

THENCE NORTH 44 DEGREES 07 MINUTES 37 SECONDS WEST, A DISTANCE OF 1,743.13 FEET TO A POINT FOR CORNER.

THENCE NORTH 47 DEGREES 13 MINUTES 29 SECONDS WEST, A DISTANCE OF 164.70 FEET TO A POINT FOR CORNER.

THENCE NORTH 38 DEGREES 28 MINUTES 44 SECONDS WEST, A DISTANCE OF 94.65 FEET TO A POINT FOR CORNER.

THENCE NORTH 35 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 307.79 FEET TO A POINT FOR CORNER IN THE SOUTHEAST LINE. OF A CERTAIN 2.08 ACRE TRACT AND BEING NORTH 46 DEGREES 33 MINUTES 18 SECONDS EAST, 59.98 FEET.

THENCE NORTH 46 DEGREES 33 MINUTES 18 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID 2.028 ACRE TRACT. A DISTANCE OF 20.28 FEET TO A POINT FOR CORNER.

THENCE SOUTH 35 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 310.29 FEET TO A POINT FOR CORNER.

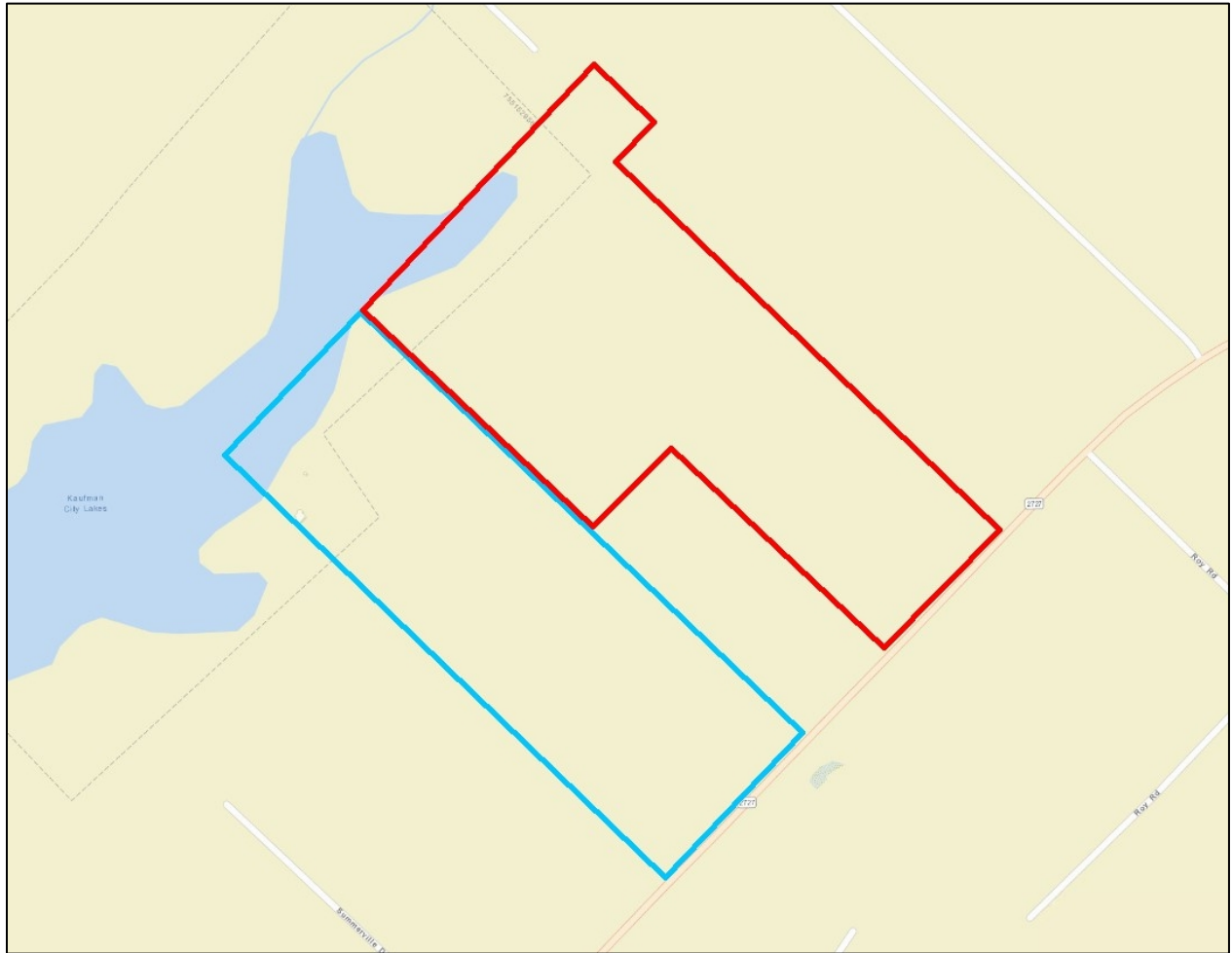
THENCE SOUTH 38 DEGREES 28 MINUTES 44 SECONDS EAST, A DISTANCE OF 92.39 FEET, TO A POINT FOR CORNER.

THENCE SOUTH 47 DEGREES 13 MINUTES 29 SECONDS EAST, A DISTANCE OF 163.58 FEET TO A POINT FOR CORNER.

THENCE SOUTH 44 DEGREES 07 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,743.99 FEET TO A POINT FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2727.

THENCE SOUTH 43 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.061 ACRES OF LAND.

Boundary Map



-  - TIRZ #4 - Original Boundary
-  - TIRZ #4A - Expanded Boundary

Exhibit C

Preliminary Amended Project and Financing Plan



Meeting
Date: 1/27/2025

Date: 04/11/2024

Item #: 18.

Dept.: Economic
Development
Corporation

Action Item

SUBJECT:

Consider and take appropriate action on a Chapter 380 Economic Development and Performance Agreement between the City and Myrish Hospitality, Incorporated, for a Hampton Inn Brand Project; and authorizing the Mayor to execute necessary documents.

BACKGROUND:

The Hampton Inn plans to break ground later this year in the King's Fort Development. As part of the terms of attracting this development, a Chapter 380 Agreement granting back a portion of their hotel occupancy taxes (HOT) for a period of time plus infrastructure assistance is recommended. The agreement includes the following provisions:

HOT Rebates

Year 1 – 65%

Years 2-6 – 60%

Year 7 – 50%

City also to provide an infrastructure grant upon C.O. in the amount of \$100,000 (this amount will be split 50/50 between the City and KEDC with a separate agreement between the two entities).

Developer is required in exchange for the agreement to acquire a Direct Pay Permit for materials sales tax from the Comptroller and restrict the use of the property from multifamily uses and place a SUP requirement on the property for extended stay concepts.

Author:

Stewart McGregor , Executive Director

Reviewed:

Mike Holder, City Manager

Cost: Outlined above

Funds Available: \$100,000 - **Source:** City & KEDC
Infrastructure Grant

Recommendation: Staff recommends approval of a Chapter 380 Development Agreement with Myrish Hospitality.

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

CHAPTER 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT

This **CHAPTER 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT** (“**Agreement**”) is entered into by and between the CITY OF KAUFMAN, TEXAS (hereafter “**City**”), a home rule municipality organized under the laws of the State of Texas, and MYRISH HOSPITALITY, LLC, (hereafter “**Developer**”), a Texas limited liability company (which are individually referred to as a “**Party**” and collectively the “**Parties**”).

RECITALS

A. The City Council of the City of Kaufman, Texas (the “**City Council**”) has determined that it is in the best interest of the City and its citizens to encourage economic development programs, including programs for making loans and grants of public money to promote local economic development and stimulate business and commercial activity in the City pursuant to Chapter 380, Texas Local Government Code, as amended (“**Chapter 380**”); and

B. Texas Local Government Code Section 380.001 and Article III, Section 52-a, of the Texas Constitution authorizes the City to establish an economic development program (“**Program**”) and the City has established such a Program whereby, in exchange for Developer’s performance of obligations as further described in this Agreement, the City agrees to grant public monies to Developer in the form of incentives to advance the public purposes of stimulating business and commercial activity in the City, developing and diversifying the City’s economy, reducing City and State unemployment or underemployment by creating employment opportunities, adding taxable improvements to real property in the City, and expanding commerce to and through the City (the “**380 Program**”); and

C. Developer owns an approximate 4.18-acre tract of land located at the southern intersection of Meara Drive and Kings Fort Parkway and further identified with Kaufman Central Appraisal District Parcel ID of 225140 in Kaufman, Kaufman County, Texas (the “**Property**”). Developer intends to improve the Property by developing an approximately 50,000 square feet, four story, 88-room minimum, Hampton Inn branded hotel with a food preparation space, dining space, meeting room, and pool (the “**Required Improvements**”), as depicted in **Exhibit “A,”** which is incorporated herein by reference as if fully stated verbatim; and

D. To maximize the economic benefits that the Required Improvements can bring to the City, the City and Developer desire to enter into this Agreement; and

E. The City Council finds that by entering into this Agreement, the potential economic benefits that will accrue to the City under the terms and conditions of this Agreement are consistent with the City’s economic development objectives and that construction and continuous operation of the Property with the Required Improvements will further the goals for positive growth in the City; and

F. The City Council finds that this is an appropriate means to achieve the construction and operation of the Required Improvements, which the City Council has determined are necessary

and desirable, and that the potential economic benefits that will accrue to the City pursuant the terms and conditions of this Agreement are consistent with the City's 380 Program.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

SECTION 1. **INCORPORATION OF RECITALS AND EXHIBITS.**

The Parties agree that the Recitals set forth above are incorporated herein, are true and correct findings and determinations, and form the basis upon which the Parties have entered into this Agreement and that the terms of such Recitals are a binding upon the parties to this Agreement.

SECTION 2. **DEFINITIONS.**

In addition to terms defined in the body of this Agreement, the following terms shall have the definitions ascribed to them as follows:

380 Program has the meaning ascribed to it in the Recitals.

Affiliate means (i) all entities, incorporated or otherwise, under common control with, controlled by or controlling Developer; or (ii) any corporation, limited liability company, limited partnership, or other legal entity controlled by Developer. For purposes of this definition, “control” means fifty percent (50%) or more of the ownership determined by either value or vote, or general partnership control rights or managing member control rights.

Certificate of Completion means the date that the Property has been issued its Certificate of Occupancy.

Certificate of Occupancy means the final certificate of occupancy issued by the City for the Required Improvements, so that the Project is ready to be used and may legally be occupied by the general public. This term shall not include a temporary certificate of occupancy.

Completion Date means the date the Certificate of Occupancy has been issued by the City for the Required Improvements.

Completion Deadline means the date by which Developer must complete the Required Improvements and receive a Certificate of Occupancy from the City for the Property, such deadline being on or before August 31, 2026, or in accordance with an extension granted pursuant to **Section 4.6** of this Agreement.

Director means the Executive Director of the Kaufman Economic Development Corporation, or any designee authorized by the City Manager of the City.

Economic Incentive Payment(s) (EIP) means any or all of the payments required to be paid by the City to Developer under the 380 Program and this Agreement.

Effective Date means the later of the dates that both the Developer and City have executed this Agreement as set forth below in their signature blocks in this Agreement.

Fees means all fees required for or arising out of the Project by any regulatory or governmental agency, including without limitation those fees identified in Section 4 of this Agreement, and payable by Developer.

Full-Time Equivalent Job (“FTE”) means a job where an employee works a minimum of thirty (30) hours per week, or one thousand five hundred sixty (1,560) hours per year, for a specified wage and/or salary.

Grant means the economic development grant not to exceed \$100,000 to be paid as set forth herein.

HOT Tax means the City's Hotel Occupancy Tax imposed by the City pursuant to Chapter 351 of the Texas Tax Code, as amended.

Project means the approximately 50,000 square feet, four story, 88-room minimum, Hampton Inn branded hotel with a food preparation space, dining space, meeting room, and pool described and depicted in the attached **Exhibit “A,” “Project Description”** and constructed based upon and in compliance with the most recent Hilton Hotels approved design plans for Hampton Inn.

Property has the meaning ascribed to it in the Recitals.

Recapture or Recapture Liability means the total amount of all EIP's, the Grant, or any other grants of money or value of in-kind contributions that are paid to Developer as result of this Agreement and that are subject to recapture by the City from Developer under this Agreement, including without limitation, Section 5, and/or in the event of a Developer default pursuant to the terms of this Agreement, including without limitation **Section 6** hereof.

Required Improvements has the meaning ascribed to it in the Recitals.

Required Use has the meaning ascribed to it in **Section 4.1(b)** of this Agreement.

SECTION 3. **TERM**

3.1 Term. This Agreement shall be effective as of the Effective Date and shall remain in effect until the earlier of (i) its automatic termination which shall occur on the date that is ten (10) years after the Completion Date; or (ii) the date that the Developer is deemed in default of this Agreement

and does not cure such default as provided in **Section 6** of this Agreement; (iii) as otherwise provided in **Section 6** of this Agreement; or (iii) upon mutual written agreement of the Parties to terminate (the **“Term”**). A notice of termination and release of this Agreement may be recorded by either the City, the Developer, or their lenders, successors or assigns, in the real property records after the end of the Term, and this right to record will survive termination of this Agreement.

SECTION 4. **DEVELOPER'S OBLIGATIONS, GOALS AND COMMITMENTS.**

4.1 Project Requirements. Developer’s obligations shall be as follows:

- a. Developer shall provide the architectural services and the architectural plans for the Required Improvements, which shall be subject to review and approval by the City, which approval shall not be unreasonably withheld.
- b. Developer shall provide all insurance sufficient to cover its risk for the Project, including commercial general liability, workers' compensation (statutory requirements), and automobile liability (owned and leased). Upon request by the City, Developer shall provide the City with evidence that it has maintained such coverage in full force and effect. Developer hereby agrees that it shall provide the City with notice of any changes or non-renewal of coverage not less than thirty (30) days prior to such changes or non-renewal becoming effective. The Project shall be approximately 50,000 square foot, four story, 88-room minimum, Hampton Inn branded hotel with food preparation space, dining space, meeting room, and pool (collectively, the **“Required Use”**).
- c. The Project shall be constructed in accordance with all zoning, platting, and building code requirements of the City, and in accordance with the most recent Hilton (Hotels) Brand (**“Hilton”**) Standards that apply to the Hampton Inn brand (**“Hilton Hotel Standards”**) in effect upon the Effective Date of this Agreement, which are incorporated herein by reference to the extent such standards are applicable to the Required Improvements and Required Use.
- d. The Project shall remain a Hampton Inn for the duration of this Agreement, except as provided herein, and shall be maintained to Hilton Hotel Standards for the Hampton Inn hotels, to the extent such standards are applicable to the Required Improvements and Required Use as described herein.
- e. A change in Hilton hotel brand shall only be considered by City if such change is to an equivalent, or higher, hotel class as defined by the most recent Smith Travel Report (STR) chain sales report in effect upon the Effective Date of this Agreement and shall require the written consent from the City, which such consent may be withheld in the City's sole discretion.

- f. Developer shall commence construction of the Project no later than sixty (60) days after building permit issuance.
- g. Developer shall pay all City Fees related to the Project in accordance with applicable City ordinances and regulations, including but not limited to the following: plan submittal and review, platting, zoning, building and construction permits, surveys, all inspection fees, water/sewer and roadway impact fees, sewer rough proportionality or capital recovery fees, drainage utility fees, and any fees for tree replacement or mitigation.
- h. Developer shall add a perpetual deed restriction to the Property to restrict the use of the Property to exclude multifamily use or transitional housing. This restriction shall be a covenant that runs with the land and shall be binding upon all successors and assigns. The City shall provide Developer language to effectuate this restriction within thirty (30) days of the Effective Date of this Agreement.
- i. Prior to Certificate of Occupancy, Developer shall submit an application to request City's consideration of a zoning amendment for the Property to add a specific use permit requirement for extended stay hotel brands to the planned development ordinance. City agrees only to consider such request.

4.2 Required Property Improvements. Developer agrees to complete the Project on the Property by constructing the Required Improvements and maintaining the Required Use by the Completion Deadline in accordance with this Agreement.

4.3 Employment. Upon the Completion Deadline, Developer agrees that the Project shall provide and employ a minimum of 15 FTEs annually, provided however, that should the Developer face a significant reduction in demand at the Property that requires him to temporarily decrease employment at that site, he shall provide the City with a written request detailing the reasons for employment reduction and providing written documentation to support the decision to decrease employment at the Property based upon the business operations at the Property. The City agrees to allow a waiver of the FTE requirement for any reporting period for good cause shown, as determined appropriate by the City after consideration of the documentation provided by Developer, and this waiver shall apply for a one-year period from the date of City's approval. Developer may submit additional requests for a waiver in accordance with this Section.

4.4 General Contractor; Permits. Developer's contractor will register with the City and all plans and applications must be approved, permitted and inspected by the City in accordance with City's ordinances and regulations. Developer must have applied for and received.

4.5 Timeline. The Timeline set forth in Section 4.1(7) shall be followed except where more time is allowed by written approval of the City Manager as provided herein or as otherwise authorized by the City Council.

4.6 Completion Deadline. In accordance with the terms and conditions of this Agreement, Developer shall have completed the Required Improvements as set out in this Agreement and

Exhibits no later than the Completion Deadline, except as expressly provided otherwise herein. The Completion Deadline may be extended for a single period of ninety (90) days upon written request by Developer and written approval of the City Manager based upon good cause shown by Developer as determined by City Manager. Any additional extensions shall be at the sole discretion of the City and are subject to the approval of the Kaufman City Council.

4.7 Capital Investment Requirements. In accordance with the terms and conditions of this Agreement, Developer shall construct the Project as a Hampton Inn branded hotel, as required by Hilton. Developer shall expend a capital investment in a minimum amount of not less than Ten Million and No/100th Dollars (\$10,000,000.00).

4.8 Direct Payment Permit. Prior to purchasing any materials related to the Project, Developer shall apply to the Texas Comptroller of Public Accounts (“CPA”), obtain from CPA a direct payment permit, and as long as purchasing eligibility criteria are met, Developer shall use the direct payment permit for purchases related to the Project for the duration of this Agreement or until the City releases Developer from the Direct Pay Program in writing, whichever occurs first. Upon City’s request, Developer shall provide to the City a copy of all direct payment permit and self-assessment use tax returns and reports, use tax audit assessments, including amended use tax returns or reports, filed by Developer showing sales and use tax paid directly to the State of Texas related to Developer’s purchases related to the Project.

4.9 Identification of Tax Situs. Developer agrees to identify the Project as the tax situs for all construction materials for the Project.

4.10 Audits. The City will have the right throughout the Term, and for three (3) years after final payment is made under this Agreement, to audit (at the City's sole expense) the financial and business records of Developer that relate to the Required Improvements and any other documents necessary to evaluate Developer's compliance with this Agreement or with the goals set forth in this Agreement, including, but not limited to construction documents and invoices (collectively “Records”). Developer shall make all Records available to the City on the Property or at another location in the City acceptable to both parties following at least ten (10) days advance written notice by the City and shall otherwise cooperate fully with the City during any audit.

4.11 Compliance with Tax Code. Developer agrees that the EIP's must be expended in a manner directly enhancing and promoting tourism and the convention and hotel industry and only as permitted by Chapter 351 of the Texas Tax Code, as amended. Developer agrees to make annual reports listing the expenditures made by Developer with the EIP's. The reports shall be included with a Certificate of Compliance to certify under oath that Developer is in full compliance with each of its obligations under this Agreement and shall include documentation to establish that Developer has spent previous EIP's for purposes and activities described in Section 351.101(a)(1) through (a)(6) of the Texas Tax Code. A copy of the Certificate of Compliance is attached hereto as Exhibit “B.” Should any expenditure of EIP's by Developer be for a use that is found to be improper or illegal, the City shall have no liability in connection thereof. In the event the City determines that Developer has made an improper or illegal expenditure of EIP's, Developer must, no later than thirty (30) days after receipt of written notification from the City, reimburse the City in an amount equal to the improper expenditure, plus the rate of interest paid for delinquent taxes.

Developer's failure to make reimbursement pursuant to this section will constitute a default of this Agreement subject to **Section 6, "Default, Cure, and Termination"** of this Agreement.

4.12 Submission of Data. From the date of opening the hotel to the public and as a condition precedent to receiving any EIP, within fifteen (15) days following the end of each calendar year, Developer shall submit a Request for Payment to the City consisting of the Job Compliance Affidavit, the Certificate of Compliance, and a schedule detailing the HOT Tax for such calendar year. As backup for the schedule, Developer shall submit the following:

- a. A copy of all HOT Tax returns for the Project, including amended reports, filed by Developer for that calendar year showing the HOT Tax collected and paid; and
- b. Such other data as the parties mutually determine reasonably appropriate to evidence the HOT Tax paid.

If Developer fails to submit any required data by and in accordance with this Agreement, the City's obligation to pay any EIPs at the time, if any, shall be suspended until Developer has provided all required reports or data.

SECTION 5. **CITY OBLIGATIONS**

In consideration of Developer's compliance with this Agreement, the City agrees as follows:

5.1 EIP Grant Based on Infrastructure Improvements. Pursuant to City Regulations, Developer shall pay all infrastructure costs for the Project, including City Fees. Contingent upon the City and the Kaufman Economic Development Corporation ("KEDC") entering into an agreement for funding of the Grant (the "Grant Funding Agreement") and upon City's receipt of funds from KEDC, City agrees to pay Developer a Grant in an amount not to exceed One Hundred Thousand and No/100 Dollars (\$100,000.00) to offset the cost of infrastructure improvements paid by Developer. In the event that City and KEDC do not execute the Grant Funding Agreement for the Grant, the Grant amount due from City to Developer shall be an amount not to exceed Fifty Thousand and No/100 Dollars. The Grant shall be payable to Developer within thirty (30) days of the date of Developer's receipt of a certificate of occupancy for the Project issued by the City and provided that Developer is in compliance with all terms and conditions of this Agreement. Notwithstanding the foregoing, City shall not be obligated to pay any amount of Grant to Developer if Developer is in breach or default of any term or condition of this Agreement and has failed to cure such breach or default pursuant to **Section 6** of this Agreement; additionally the Grant shall be subject to Recapture pursuant to Section 5.5 hereof.

5.2 EIP Based on HOT Tax. Pursuant to Chapter 380, but subject to the conditions set out herein, the City agrees to make semi-annual EIPs to Developer within thirty (30) days after Developer submits a complete Request for Payment to the City consisting of the Job Compliance Affidavit, the Certificate of Compliance, and HOT Tax returns reflecting the tax generated by the Project and actually paid to and received by the City as required in this Agreement and State law. Payment of EIP's shall be calculated and paid by City in accordance this Agreement.

5.3 EIP Formula. The EIPs shall be paid in an amount determined pursuant to the following formula:

- a. 65% of HOT Tax generated by the Project and collected by Developer and actually paid to the City in year 1;
- b. 60% of HOT Tax generated by the Project and collected by Developer and actually paid to the City in year 2;
- c. 60% of HOT Tax generated by the Project and collected by Developer and actually paid to the City in year 3;
- d. 60% of HOT Tax generated by the Project and collected by Developer and actually paid to the City in year 4;
- e. 60% of HOT Tax generated by the Project and collected by Developer and actually paid to the City in year 5;
- f. 60% of HOT Tax generated by the Project and collected by Developer and actually paid to the City in year 6;
- g. 50% of HOT Tax generated by the Project and collected by Developer and actually paid to the City in year 7;

EIP calculation will be based on a 12-month calendar year from the time of first hotel occupancy tax remittance payment to the City with the first payment being due six (6) months from that date

5.4 Payments Subject to Future Appropriations. Although certain payments under this Agreement are calculated based on a formula applied to HOT Taxes, this Agreement shall not be construed as a commitment, issue or obligation of any specific taxes or tax revenues for payment to Developer. The payments to be made to Developer, if paid, shall be made solely from annual appropriations from the general funds of the City or from such other funds of the City as may be legally set aside for the implementation of Article III, Section 52a of the Texas Constitution or Chapter 380 or any other economic development or financing program authorized by statute or home rule powers of the City under applicable Texas law, subject to any applicable limitations or procedural requirements. In the event that the City does not appropriate funds in any fiscal year for payments due under this Agreement, such failure shall not be considered a default under this Agreement, and the City shall not be liable to Developer for such payments otherwise due during such fiscal year; however, to the extent allowed by law, the Term of this Agreement shall be extended one (1) year for each year the City fails to appropriate funds for payments otherwise due under this Agreement. Developer shall also have the right but not the obligation to rescind this Agreement. To the extent there is a conflict between this paragraph and any other language or covenant in this Agreement, this paragraph shall control.

5.5 EIP Recapture. In the event the City terminates this Agreement as a result of Developer's default, including without limitation, a default under **Section 6**, the City may recapture and collect from Developer the Recapture Liability. Developer shall pay to the City the Recapture Liability within thirty (30) days after the City makes written demand for same, subject to any and all lawful offsets, settlements, deduction, or credits to which Developer may be entitled. Notwithstanding anything herein to the contrary, such Recapture Liability shall not exceed, in the aggregate, an amount equal to all EIPs, the Grant, and any other grants of moneys paid to Developer pursuant to this Agreement, including without limitation payments made pursuant to this Section from the Effective Date to the date of termination (together with interest thereon to be charged at the

statutory rate for delinquent taxes as determined by Section 33.01 of the Property Tax Code of the State of Texas, but without the addition of a penalty). The City shall have all remedies for the collection of the Recapture Liability as provided generally in the Tax Code for the collection of delinquent property taxes.

SECTION 6.

DEFAULT, CURE AND TERMINATION

6.1 Cure and Event of Default/Termination. Unless a different cure period is expressly provided herein, upon occurrence of any Event of Default (defined below), City shall provide Developer written notice of its breach of this Agreement providing Developer thirty (30) calendar days to cure such Event of Default (the “Notice of Default”). In the event that such breach remains uncured after the date set forth in City’s Notice of Default, the City shall have the right to terminate this Agreement upon the date set forth therein, to seek such legal and/or equitable remedies to which City is entitled hereunder or as otherwise allowed by law or equity, including without limitation, recovery of monetary damages, including without limitation City’s right to Recapture as defined herein, or specific performance, against Developer. Notwithstanding the foregoing, if Developer has diligently and continuously attempted to cure the Event of Default during the thirty (30) day period, and the Parties agree in writing that the default reasonably requires more than thirty (30) calendar days to cure, then the Parties may agree in writing to an extension of the time for Developer to cure the breach.

In addition to the other defaults identified herein, an event of default shall occur under any one or more of the following circumstances (collectively and individually referred to as “Event of Default”):

- a. **Failure to Complete Required Improvements.** If Developer fails to complete the Required Improvements by the Completion Deadline in accordance with the terms of this Agreement. The cure period for such default shall be ninety (90) days from the date of written notice.
- b. **Failure to Use Property for Required Use.** If the Property is not used for the Required Use within one (1) year from the Completion Deadline for the Project and continuously used for the Required Use throughout the term of this Agreement, then Developer shall be in material default of this Agreement.
- c. **Failure to Pay City Taxes.** If any City taxes owed on the Property by Developer become delinquent and Developer does not either pay such taxes or timely follow the legal procedures for protest and/or contest of any such taxes. A cure provided by Developer under this provision shall not be used as a defense in any tax collection lawsuit brought by or on behalf of the City of Kaufman, nor shall this provision provide any additional time before interest accrues or penalties attach to unpaid taxes.
- d. **Violations of City, State or Federal Law.** If any violations of state or federal law are charged by any state or federal entity and/or any written citation is issued by the City to Developer or an Affiliate due to the occurrence of a material violation of a material

provision of the City Code on the Property or on or within any Required Improvements thereon (including, without limitation, any material violation of the City's Building Code, Zoning Ordinance, and/or any other City Code violations related to the environmental condition of the Required Improvements and/or the Property; the environmental condition of other land or waters which is attributable to the Required Improvements and/or operations on the Property; or to matters concerning the public health, safety or welfare) (collectively referred to as "Violation"), and after Developer has been afforded due process and applicable legal process, such violation of federal, state, or City law is not remediated and all applicable fines timely paid or dismissed, Developer shall be in material breach of this Agreement.

- e. **Knowing Employment of Undocumented Workers.** During the term of this Agreement, the Developer agrees not to knowingly employ any undocumented workers, and if convicted of a violation under 8 U.S.C. Section 1324a(f), the Developer shall repay any monetary grant authorized herein and any other funds received by the Developer from the City as of the date of such violation, plus interest at the rate of 6.0% compounded annually from the date of violation until paid. The Developer is not liable for a violation of this Section by a subsidiary, affiliate, or franchisee of the Developer or by a person or entity with whom the Developer contracts. Notwithstanding anything to the contrary herein, this Section shall survive the expiration or termination of this Agreement.
- f. **General Breach.** Unless otherwise specifically provided for in this Agreement, Developer shall be in default under this Agreement if Developer breaches any term or condition of this Agreement.

6.2 Recapture and EIP. If Developer remains in default after notice and opportunity to cure, the City's remedy shall initially be limited to suspension of the EIPs that accrue after the date of such default until such default is cured. After any such default is cured, the City shall promptly forward any such suspended payment to Developer. Any EIPs from City to Developer which is not timely paid by City (unless due to Developer's default) shall accrue interest at the statutory rate for delinquent taxes as determined by Section 33.01 of the Property Tax Code of the State of Texas, but without the addition of a penalty from the date such EIPs are due until paid. Any funds owed by Developer to the City which are not timely paid by Developer shall accrue interest at the statutory rate for delinquent taxes as determined by Section 33.01 of the Property Tax Code of the State of Texas, but without the addition of a penalty from the date such funds are due until paid.

6.3 Termination by Developer. In the event Developer elects not to proceed with the Project as contemplated by this Agreement prior to payment of any grants of money by City pursuant to the terms of this Agreement, Developer shall notify the City in writing of such election, and this Agreement and the obligations on the part of both Parties shall thereafter be deemed terminated and of no further force or effect.

SECTION 7.
INDEMNIFICATION AND HOLD HARMLESS.

NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN “INDEMNIFIED PARTY”), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE ALLEGED BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE DEVELOPER’S ALLEGED NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PROJECT; (III) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PROJECT; OR (IV) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER’S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PROJECT OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PROJECT, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE “CLAIMS”). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER BY AN INDEMNIFYING PARTY FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF ANY INDEMNIFIED PARTY. THE DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST OWNER IN PROVIDING SUCH DEFENSE.

IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER’S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER’S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL

HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND OWNER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES.

THIS SECTION 7 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND IS VALID AND ENFORCEABLE AGAINST THE OWNER.

SECTION 8. **MISCELLANEOUS.**

8.1 Mutual Assistance. The City and Developer will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement, and to aid and assist each other in carrying out such terms and provisions in order to put each other in the same economic condition contemplated by this Agreement regardless of any changes in public policy, the law, or taxes or assessments attributable to the Property.

8.2 No Independent Contractor. It is expressly understood and agreed that Developer shall not operate as an agent, representative or employee of the City. It is agreed by Developer and City that Developer shall operate as an Independent Contractor. Developer shall have the exclusive right to control all details and day-to-day operations relative to the Required Improvements, Property and any improvements thereon and shall be solely responsible for the acts and omissions of its officers, members, managers, agents, servants, employees, contractors, subcontractors, licensees and invitees. Developer acknowledges that the doctrine of *respondeat superior* will not apply as between the City and Developer, its officers, agents, members, managers, servants, employees, contractors, subcontractors, licensees, and invitees. Developer further agrees that nothing in this Agreement will be construed as the creation of a partnership or joint enterprise between the City and Developer.

8.3 Representations and Warranties. The City represents and warrants to Developer that the Program and this Agreement are within its authority, and that it is duly authorized and empowered to establish the Program and enter into this Agreement, unless otherwise ordered by a court of competent jurisdiction. Developer represents and warrants to the City that it has the requisite authority to enter into this Agreement.

8.4 Attorney's Fees. In the event any legal action or proceeding is commenced between the City and Developer to enforce provisions of this Agreement and recover damages for breach, the prevailing party in such legal action shall be entitled to recover its reasonable attorney's fees and expenses incurred by reason of such action, to the extent allowed by law.

8.5 Entire Agreement. This Agreement contains the entire agreement between the Parties. This

Agreement may only be amended, altered or revoked by written instrument signed by the City and Developer.

8.6 Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns.

8.7 Assignment. Developer may assign all or part of its rights and obligations to a third party with the express written consent of the City (which consent shall not be unreasonably withheld, conditioned or denied). If the proposed assignee is an affiliated entity under the common control of the assignor, the City shall consent to an assignment if the assignor is in compliance with all terms of this Agreement and such assignee is determined by City to be financially able to comply with the obligations of Developer under this Agreement. A collateral assignment of this Agreement under the terms of a loan shall not be an assignment for purposes of this Section. Developer shall notify the City in writing of any assignment or collateral assignment of this Agreement at least thirty (30) days prior to such assignment being executed.

8.8 Amendment. This Agreement may be amended only by the mutual written agreement of the parties. Notwithstanding anything to the contrary herein, this Agreement shall not be amended unless executed in writing by both Parties and approved by the City Council of the City in an open meeting held in accordance with Chapter 551 of the Texas Government Code.

8.9 Interpretation. Each of the parties has been represented by counsel of its choosing in the negotiation and preparation of this Agreement. Regardless of which Party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, regarding its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against either party.

8.10 Applicable Law. This Agreement is made, and shall be construed and interpreted, under the laws of the State of Texas and venue shall lie in Kaufman County, Texas.

8.11 Severability. In the event any provisions of this Agreement are illegal, invalid or unenforceable under present or future laws, it is the intention of the parties that the remainder of this Agreement shall not be affected. It is also the intention of the parties of this Agreement that in lieu of each clause and provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid or enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

8.12 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.

8.13 No Third Party Beneficiaries. This Agreement is not intended to confer any rights, privileges, or causes of action upon any third party.

8.14 Force Majeure. Except as otherwise provided herein, an equitable adjustment shall be made for delay or failure in performing if such delay or failure is caused, prevented, or restricted by conditions beyond that Party's reasonable control (an "*event of force majeure*"). An *event of force majeure* for the purposes of this Agreement shall include, but not be limited to, acts of God, fire; explosion; vandalism; storm or similar occurrences; orders or acts of military or civil

authority; changes in law, rules, or regulations outside the control of the affected Party; national emergencies or insurrections; riots; acts of terrorism; or supplier failures, shortages or breach or delay. Except as otherwise expressly provided herein, there shall be an equitable adjustment allowed for performance under this Agreement as the result of any event of *force majeure*

8.15 Governmental Powers. It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

8.16 No Waiver. The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

8.17 Notices. All written notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either party designates in writing, by certified mail, postage prepaid, or by hand delivery:

Developer: **MYRISH HOSPITALITY, LLC**
Attention: Vimal Patel
4845 Empire Way
Irving, Texas 75038
Email: vimalmpatel00@gmail.com

City of Kaufman: Mike Holder
City Manager
City of Kaufman, Texas
209 S. Washington
Kaufman, TX 75142
Email: mholder@kaufmantx.org

With a copy to (which shall not constitute notice):

Cynthia Kirchoff
City Attorney
Messer Fort, PLLC
6371 Preston Rd. Ste 200
Frisco, TX 75034
Email: cynthia@txmunicipallaw.com

Either party may designate a different address at any time upon written notice to the other party.

8.18 Entirety of Agreement. This Agreement, including all Exhibits identified and attached hereto and any documents incorporated herein by reference, contains the entire understanding and agreement between the City and Developer, and any lawful assign and successor of Developer, as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with any provision of this Agreement.

8.19 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

8.20 Exhibits. The following **Exhibits A - C** are attached and incorporated by reference for all purposes:

Exhibit A: Project Description

Exhibit B: Certificate of Compliance

Exhibit C: Jobs Affidavit

8.21 Report Agreement to Comptroller's Office. City covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code

EFFECTIVE as of the last date signed by Developer and the City as indicated below.

DEVELOPER: MYRISH HOSPITALITY, LLC

By: _____

Name: _____

Title: _____

Date: _____

ACKNOWLEDGMENT

STATE OF _____

§

§

COUNTY OF _____

§

Before me, the undersigned notary public, on this day personally appeared _____, in his official capacity as _____ for MYRISH HOSPITALITY, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed that instrument for the purposes and consideration therein expressed in the capacity therein stated.

Given under my bond and seal of office this ____ day of _____, 2025.

Notary Public, State of Texas

My commission expires: _____

CITY OF KAUFMAN, TEXAS

By: _____
Mayor Jeff Jordan

Date: _____

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

Cynthia Kirchoff, City Attorney

ACKNOWLEDGMENT

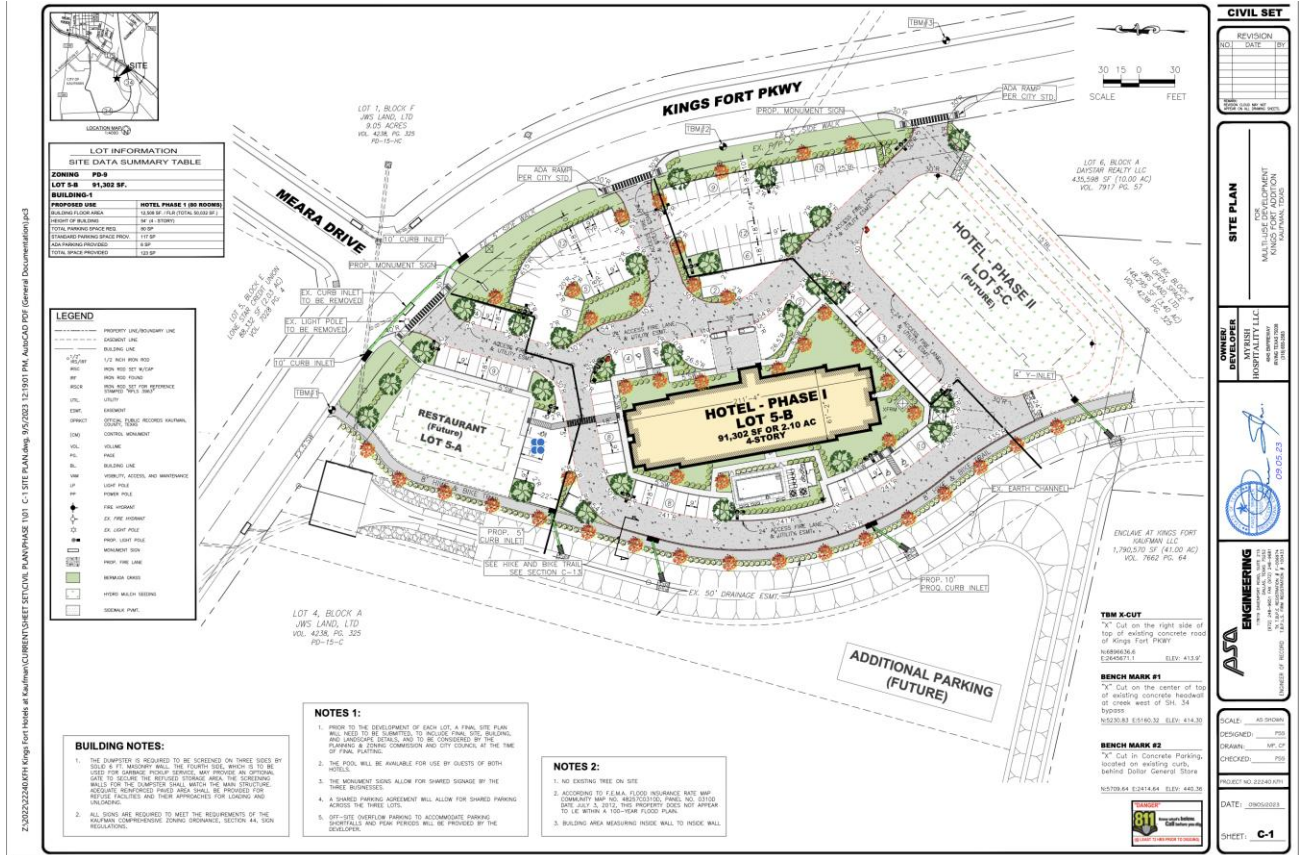
STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

Before me, the undersigned notary public, on this day personally appeared Jeff Jordan, Mayor, of the City of Kaufman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed that instrument for the purposes and consideration therein expressed in the capacity therein stated.

Given under my bond and seal of office this _____ day of _____, 2025.

Notary Public, State of Texas

My commission expires:_____





REFRESHED DESIGN

To build on the positive momentum and to solidify Hampton's long legacy of leadership in the upper midscale category, the prototypes for Hampton Inn and Hampton Inn & Suites have been refined to reflect more contemporary design cues.

The brand is innovating to leverage the latest design trends, meet the evolving guest needs, and position Hampton for continued future relevancy.

Want to see more?

Take a 360° tour of the prototype:

75.149.82.205/hampton-inn/hampton-inn.html

Watch our video:

spaces.hightail.com/receive/4wiFxVx3Cb

View rendering and design content:

designinformation.hilton.com

For more information, visit: hiltonworldwide.com



New Build Exterior - Night View

	HAMPTON INN	HAMPTON INN & SUITES
Room Count	80 keys	101 keys
Stories	4	4
Guestrooms	333 Avg SF/Key 26,619 Net SF	348 Avg SF/Key 35,124 Net SF
Guestroom Support	90 Avg SF/Key 7,192 Net SF	89 Avg SF/Key 8,962 Net SF
Public Space	71 Avg SF/Key 5,639 Net SF	55 Avg SF/Key 5,584 Net SF
Public Space Support	53 Avg SF/Key 4,253 Net SF	43 Avg SF/Key 4,366 Net SF
Gross Area/Key	618 Avg SF/Key	611 Avg SF/Key
Total Gross Square Footage	49,430 SF	61,689 SF

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New Build Exterior - Day View



Modern Porte-Cochère - Night View

EXTERIOR DESIGN

- A flexible design to meet varying site requirements and room counts
- Updated architectural trends meet Hampton style
- Contemporary architectural cues that maintain a flat roof model to ensure a consistent thread across the portfolio
- Signature design elements, enhanced architectural lighting, and larger windows as compared to prior prototypes
- New, efficient design removes over 2,000 sq. ft. of building area, as compared to prior prototypes
- A modern porte-cochère provides a warm Hamptonality welcome with finishes rooted in the local environment



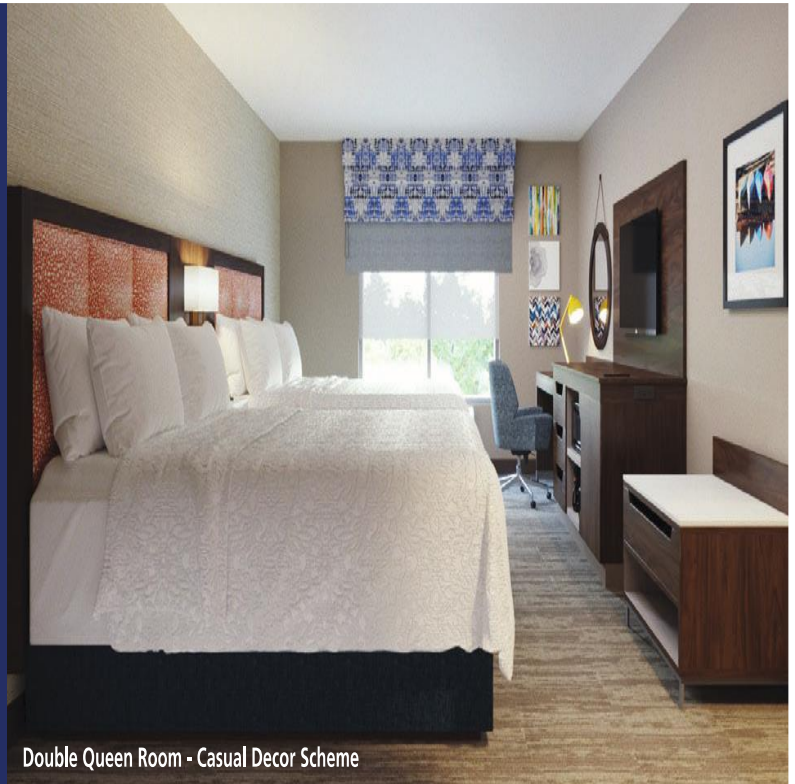
For more information, visit: hiltonworldwide.com

GUESTROOM & BATH

- Spacious, comfortable and functional rooms
- Designed for how guests live, work, and relax while traveling
- Two decor scheme options: Confident and Casual
- Refined case goods designed to maximize functional use and operational ease, with a wall mounted TV
- Fresh and bright bath
- Room Sizes:
 - King: 14'-0" x 23'-8"; 331 sq. ft.
 - Double Queen: 12'-0" x 26'-8"; 320 sq. ft.
 - King Studio: 18'-1" x 20'-3"; 366 sq. ft. (Inn & Suites only)
- Confident and Casual FF&E Decor Packages for the guestroom are available



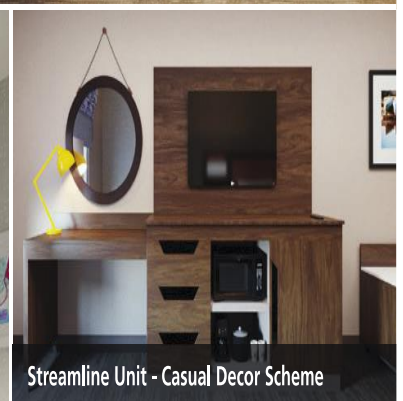
For more information, visit: hiltonworldwide.com



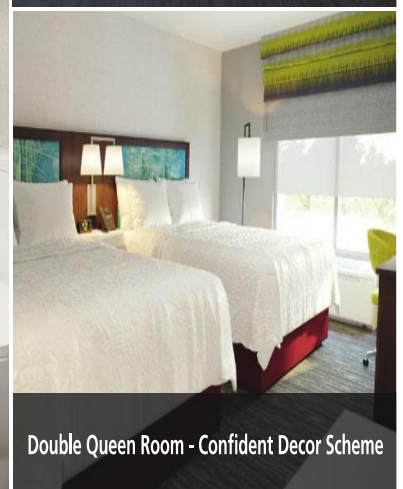
Double Queen Room - Casual Decor Scheme



Guest Bath - Confident Decor Scheme



Streamline Unit - Casual Decor Scheme



Double Queen Room - Confident Decor Scheme



Personal Office Nook



Front Desk & Treats Retail



Lobby with Community Table & Semi-Private Lounge Seating



Mixed Media Wall



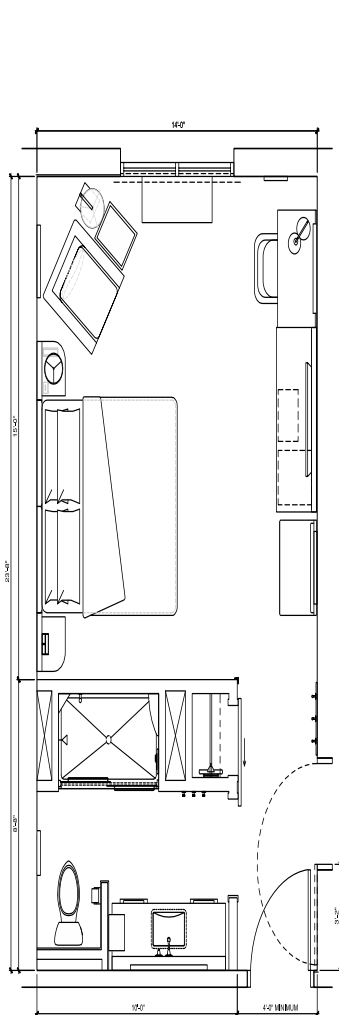
PUBLIC SPACES

- Carefully choreographed pops of color to bring Hamptonality to life via design
- Modern, timeless decor
- Welcoming entrance with customizable front desk signage providing a nod to the local area
- Comfortable, multi-functional spaces
- One design scheme: Confident

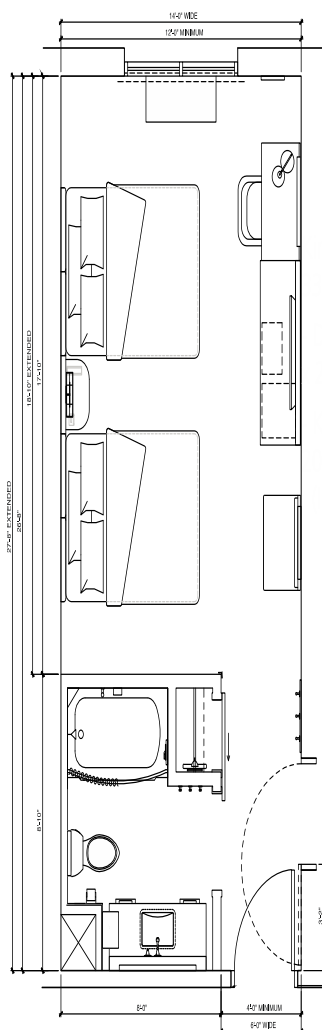


For more information, visit: hiltonworldwide.com

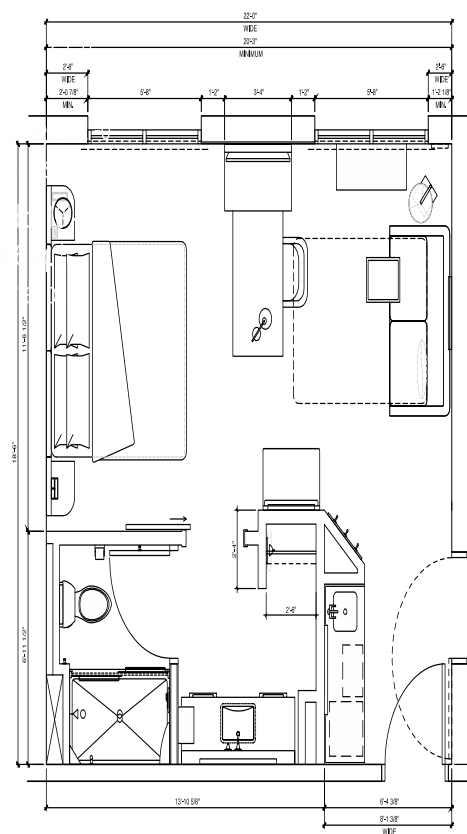
GUESTROOM PLANS



King Room Plan - 331 sq. ft.
Scale: NTS



Queen Queen Room Plan - 320 sq. ft.
Scale: NTS



King Studio Room Plan - 366 sq. ft. (Inn & Suites only)
Scale: NTS



For more information, visit hiltonworldwide.com

Exhibit “B”
CERTIFICATE OF COMPLIANCE

Pursuant to that certain **CHAPTER 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT** (“Agreement”) between MyRish Hospitality, LLC and its successors and assigns (“Developer”) and the City of Kaufman, Texas (“City”), Developer hereby certifies to the City that at the time of delivery of any Request for Payment under the Agreement which accompanies this Certificate of Compliance, the Developer is in compliance in all material respects with each of its obligations under the Agreement.

Developer hereby certifies that Developer has made all expenditures subject to reimbursement in compliance with Section 351.101(a)(1), (2), (3), (4), (5), (6) or (9) (or any other applicable provisions) of the Texas Tax Code, as is now and as may hereafter be in effect, or any successor statute.

Dated: _____, 20__

DEVELOPER

By: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me this ____ day of _____, 20__ by
_____.

Notary Public – State of Texas

Exhibit “C”

JOB COMPLIANCE AFFIDAVIT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____(NAME) KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED BELOW AND AFTER HAVING BEEN DULY SWORN, ON HIS/HER OATH STATED AS FOLLOWS:

1. “MY NAME IS _____. I AM OVER THE AGE OF 21 YEARS AND AM CAPABLE OF MAKING THIS AFFIDAVIT. THE FACTS STATED IN THIS AFFIDAVIT ARE WITHIN MY PERSONAL KNOWLEDGE AND ARE TRUE AND CORRECT.
2. “I AM THE _____(title) OF MYRISH HOSPITALITY, LLC AND I AM DULY AUTHORIZED TO MAKE THIS AFFIDAVIT.
3. “AS OF DECEMBER 31, 202_, THE HAMPTON INN HOTEL IN KAUFMAN, TEXAS HAD THE FOLLOWING JOB POSITIONS:

EMPLOYEE ID NO.

JOB POSITION OR TITLE

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

EMPLOYEE ID NO.

JOB POSITION OR TITLE

TOTAL JOBS _____

DATED THIS _____ DAY OF _____, 202__.

(PRINTED NAME)

_____ (TITLE)

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20__ by
_____.

Notary Public – State of Texas



Meeting
Date: 1/27/2025

Date: 01/08/2025

Item #: 19.

Dept.: Economic
Development
Corporation

Action Item

SUBJECT:

Consider and take appropriate action on a Chapter 380 Economic Development and Performance Agreement between the City and Agile Cold Dallas, LLC for an Industrial Cold Storage Building Project; and authorizing the Mayor to execute necessary documents.

BACKGROUND:

As part of the terms of incentives with Agile Cold's new facility, the City finds sourcing material sales tax via a Direct Pay Permit is beneficial to both parties. The 380 Agreement includes a grant to Agile in the amount of 0.5% of the City's 1% general fund sales tax to source material purchases out of Kaufman. Future documents on additional items such as a real property tax abatement and Enterprise Zone nomination will come at future meetings. This agreement also includes two "in-kind" incentives that the City is willing to provide:

- 1.) Extension of a 12" water line from the current Borders & Long property across TVEC's property to the property line for Agile (approximately a \$75,000 water impact fee budgeted expense) and
- 2.) Grandfathered permit fees under the fee schedule that was valid in FY 2023-24.

Author:

Stewart McGregor , Executive Director

Reviewed:

Mike Holder, City Manager

Cost: \$75,000

Funds Available: FY25 Budget

Source: Water Impact Fees

Recommendation: Staff recommends approval of a Chapter 380 Economic Development and Performance Agreement between the City and Agile Cold Dallas, LLC.

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

CHAPTER 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT

This **CHAPTER 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT** (“Agreement”) is made by and between the City of Kaufman, Texas, also referred to as (“City”), and Agile Cold Dallas, LLC, a Delaware limited liability company (“Company”), (each a “Party” and collectively the “Parties”) acting by and through their respective authorized officers and representatives.

WHEREAS, the Company owns approximately 43.757 acres of land located at 269 S.H. 34 Bypass within the corporate limits of the City of Kaufman, Texas, legally described and depicted in Exhibit A, attached hereto and incorporated herein (the “Property”); and

WHEREAS, the Company intends to construct an approximately 123,000 square foot cold storage distribution facility on the Property (“Improvements”); and

WHEREAS, the Company has informed the City that a contributing factor that would induce the Company to construct the Improvements on the Property would be an agreement with the City to provide economic development grants as set forth herein; and

WHEREAS, the City desires to encourage new and expanded business enterprises within the City that will add employment opportunities, increase the property tax base, and generate additional sales and use tax and other revenue; and

WHEREAS, the City has created programs, including programs for making grants of public money to promote local economic development and stimulate business and commercial activity in the City pursuant to Chapter 380, Texas Local Government Code, as amended (“Chapter 380”); and

WHEREAS, the City intends to: (a) reimburse the Company for a portion of the cost of the construction of the extension of a water line from a location near the intersection of S.H. 243/Mulberry Street and S.H. 34 to the Property and related facilities in order for the Company to construct the Improvements (“Water Line”); and (b) charge and impose the building permit fees that were in effect on September 30, 2024 in lieu of current fees, when the Company applies for a building permit for the Improvements to encourage the construction of the Improvements; and

WHEREAS, the City intends to nominate the Company’s Improvements to the State of Texas for Enterprise Zone consideration; and

WHEREAS, the Company will be engaged in the business of purchasing building materials for its use on construction projects within the City; and

WHEREAS, the Company has advised that it would be induced to purchase items using a Texas Direct Payment Permit and generate economic development and local use tax revenue for the City, that would otherwise not be available to the City, if the City would provide an economic development grant equal to a percentage of the sales and use taxes paid by the Company; and

WHEREAS, the Company desires to purchase and use new building materials within the City that will generate additional economic development and use tax revenue for the City; and

WHEREAS, the City has investigated and determined that the Improvements on the Property meet the criteria for providing grants and incentives, pursuant to Chapter 380, based on, among other things, the Company: (i) acquiring properties for development, and constructing the Improvements; (ii) adding taxable improvements to real property in the City; and (iii) creating employment opportunities for the citizens of Kaufman (collectively, the “Approved Project”); and

WHEREAS, the City has concluded that the Approved Project qualifies for the economic development incentive grants set forth in this Agreement under Chapter 380; and

WHEREAS, the City has determined that making an economic development grant to the Company in accordance with this Agreement will further the objectives of the City, will benefit the City and the City’s inhabitants and will promote local economic development and stimulate business and commercial activity in the City.

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I DEFINITIONS

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

“Agreement” shall mean this Chapter 380 Economic Development Agreement, together with all exhibits, schedules, and attachments that are attached to this Agreement from time to time, if any.

“Approved Project” is defined in the recitals.

“Building Permit Grant” is defined in Section 3.01.

“Certificate of Compliance” is defined in Section 3.02

“City” shall mean Kaufman, Texas.

“Company” shall mean Agile Cold Dallas, LLC.

“Direct Payment Permit” also referred to herein as a “Texas Direct Payment Permit” shall mean that permit issued by the State of Texas authorizing Company to self-assess and pay applicable state and local use taxes directly to the State of Texas related to selected portions

of Company's taxable purchases. Rule § 3.288 in Title 34 of the Texas Administrative Code defines the requirements and responsibilities of Texas Direct Payment Permit holders along with any amendments, permutations, or recodifications of such Texas Administrative Code or Rules whether renaming such permits or otherwise modifying such provisions.

"Economic Development Grants" shall mean collectively the Building Permit Grant, Program Grant, and Water Line Grant.

"Effective Date" shall mean the date upon which the last of the parties has approved and duly executed this Agreement.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination (other than a dissolution or termination by reason of a party merging with an affiliate) of a party's existence as a going business, insolvency, appointment of receiver for any part of a party's property and such appointment is not terminated within ninety (90) business days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against a party and in the event such proceeding is not voluntarily commenced by the party, such proceeding is not dismissed within ninety (90) business days after the filing thereof.

"Force Majeure" shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, terrorism, governmental approvals, laws, regulations, or restrictions, or any other cause of any kind whatsoever which is beyond the reasonable control of the party.

"Grant Period" shall mean consecutive six (6) month periods during the term of this Agreement, except that the first Grant Period shall begin on the date the Company applied for a Direct Payment Permit and continue through and include the last day of June 30, 2025.

"Improvements" is defined in the recitals.

"Program" shall mean the economic incentive program established by the City pursuant to Chapter 380 of the Texas Local Government Code together with any amendments, permutations, or recodifications of such Code provisions whether renaming such economic incentive or other modifications thereof.

"Program Grant" shall mean the periodic payments paid by the City to the Company in accordance with Section 3 of this Agreement.

"Property" is defined in the recitals.

"Request for Payment" shall mean the written request for payment of one of the Economic Development Grants from the Company to the City.

“Taxable Items” shall have the same meaning assigned by TEX. TAX CODE §§ 151.010 and 151.0101, as amended.

“Use Tax Receipts” shall mean the City’s net receipts from the State of Texas from the collection of one percent (1%) general City use tax imposed by the City pursuant to Chapter 321 of the Texas Tax Code, attributed to the collection of use tax by the Company associated with the issuance of the Company’s Direct Payment for Taxable Items used or consumed in the City.

“Water Line” shall mean the construction of 390 linear feet of 12” PVC waterline from a location near the intersection of S.H. 243/Mulberry Street and S.H. 34 to the Property, two (2) fire hydrants, and two (2) 12” gate valves to serve the Property.

“Water Line Grant” shall mean the grant described in Section 3.01.

ARTICLE II TERM

2.01 Term. The term of this Agreement shall begin on the Effective Date and continue for a two (2) year period. This Agreement shall remain in effect until City has made the Economic Development Grants set forth in Section 4.01 of the Agreement, or until otherwise terminated under the provisions of this Agreement.

2.02 Extension. This Agreement may be extended for an additional period of time on terms mutually acceptable to both parties by a written agreement executed by both parties.

ARTICLE III COMPANY’S OBLIGATIONS

3.01 Approved Project. The Company’s obligations shall be as follows:

a. Apply for building permit for the construction of the Improvements on the Property, which shall be subject to review and approval of the City, within 30 days after the Effective Date.

b. Design and construct the Water Line, which shall be subject to the review and approval of the City.

c. Prior to purchasing any materials related to the Approved Project, apply to the Texas Comptroller of Public Accounts (CPA), obtain from CPA a Direct Payment Permit, and as long as purchasing eligibility criteria are met, the Company shall use the Direct Payment Permit for purchases related to the Approved Project for the duration of this Agreement. Upon the City’s request, the Company shall provide to the City a copy of the Direct Payment Permit and self-assessment use tax returns and reports, use tax audit assessments, including amended use tax returns or reports, filed by the Company showing

sales and use tax paid directly to the State of Texas related to Developer's purchases related to the Approved Project.

3.02 Submission of Data. As a condition precedent to receiving any Economic Development Grants, the Company shall submit a Request for Payment to the City consisting of the Certificate of Compliance in substantially the same form as Exhibit B, attached hereto and incorporated herein, and the following:

a. For the Program Grant, a statement in a form reasonably acceptable to the City setting forth the Company's collection of use tax imposed by and received by the City from the State of Texas, for the use of Taxable Items by the Company in the City for the applicable calendar month during a Grant Period which are to be used to determine Company's eligibility for a Grant, together with such supporting documentation required herein, and as City may reasonably request. The City shall have no duty to calculate the Use Tax Receipts or determine the Company's entitlement to any Program Grant for a Grant Period, or pay any Program Grant during the term of this Agreement until such time as Company has provided the City a Request for Payment for such Grant Period and the City has received the actual Use Tax Receipts from the State of Texas attributable to such calendar months within the Grant Period. The Company shall provide such additional documentation as may be reasonably requested by the City to evidence, support and establish the use tax paid directly to the State of Texas pursuant to the Company's Direct Payment Permit. The documentation for each Grant Period shall at a minimum contain, include or be accompanied by the following:

1. A copy of all Texas Direct Payment Permit and self-assessment use tax returns and reports during the applicable Grant Period, use tax audit assessments or credits, including amended use tax returns or reports, filed by the Company during the Grant Period showing use tax paid directly to the State of Texas related to the Company's operations for the Grant Period; and

2. Information concerning any refund or credit received by the Company of use tax paid by the Company which has previously been reported by the Company as use tax paid for a previous Grant Period within the term of this Agreement.

b. For the Water Line Grant, copies of the Company's paid invoice(s) to contractor(s) demonstrating that the Company paid for the construction of the Water Line.

If the Company fails to submit any required data by and in accordance with this Agreement, the City's obligation to pay any Economic Development Grants at the time, if any, shall be suspended until the Company has provided all required reports or data.

ARTICLE IV CITY'S OBLIGATIONS

4.01 Grants. Subject to the Company's continued compliance in all material respects with all the terms and conditions of this Agreement, the City agrees to provide the Company with: (a) an economic development grant from lawful available funds payable as provided herein in an amount

equal to 0.5% of the Use Tax Receipts (the “Program Grant”). The Program Grant will be paid semi-annually at the end of June and the end of December, with the potential exception of the final Grant Period, during the two (2) year period following the execution of the Agreement. The Program Grant will never include any monies the Company pays or owes to the State of Texas for any penalties for late payments, failures to report in a timely manner, and the like, related to the Use Tax Receipts; (b) an economic development grant in the form of a one-time reimbursement for a portion of the actual costs of the Company’s construction of the Water Line to the Property in an amount not to exceed \$75,000.00 (“Water Line Grant”); and (c) an economic development grant in the form of a one-time reduction in the amount of the fees paid by the Company (or a contractor hired by the Company) for the building permit for the Improvements on the Property, the amount of which shall be equal to the building permit fees in effect on September 30, 2024, and may not exceed \$59,778.00 (“Building Permit Grant”).

4.02 Payments.

a. The City shall pay the Program Grant for the applicable Grant Period within forty-five (45) days after receipt of a complete Request for Payment from the Company following the end of each Grant Period. The Company shall submit Request for Payment to the City within thirty (30) days following the end of the applicable Grant Period, beginning with the first Grant Period. For illustration purposes, assume the first Grant Period begins on January 1, 2025, and continues through and includes June 30, 2025. The Company would submit a Request for Payment to the City for the first Grant Period by July 30, 2025, and the City would pay the first Program Grant within forty-five (45) days after receipt of the Request for Payment and after receiving all of the net Use Tax Receipts within the Grant Period. The City may not pay the Program Grant until it has received actual Use Tax Receipts for all calendar months within the Grant Period.

b. The City shall pay the Water Line Grant within forty-five (45) days after receipt of a complete Request for Payment from the Company.

c. The City shall pay the Building Permit Grant upon issuance of the building permit to the Company for the Improvements.

4.03 Amended Returns and Audits. In the event the Company files an amended use tax return, or report, or if additional use tax is due and owing, as a result of an audit conducted by the State of Texas that increases the Use Tax Receipts for a previous period covered within the term of this Agreement, the Program Grant payment for the Grant Period immediately following such State-approved amendment shall be adjusted accordingly, provided the City must have received the Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, the Company shall provide the City with a copy of such amended use tax report, tax return or audit adjustment, and the approval thereof by the State of Texas.

4.04 Refunds. In the event the State of Texas determines that the City erroneously received Use Tax Receipts, or that the amount of use tax paid to the City exceeds the correct amount of use tax for a previous Program Grant paid to the Company, the Company shall, within thirty (30) days after receipt of notification thereof from the City specifying the amount by which such Program

Grant exceeded the amount to which the Company was entitled pursuant to such State of Texas determination, pay such amount to the City. The City may at its option adjust the Program Grant payment for the Grant Period immediately following such State of Texas determination to deduct there from the amount of the overpayment. As a condition precedent to payment of such refund, the City shall provide the Company with a copy of such determination by the State of Texas.

4.05 No Breach. The City has no obligation to pay any Economic Development Grant to the Company at such time that the Company has an uncured material breach or default of this Agreement.

ARTICLE V TERMINATION

5.01 This Agreement may be terminated upon any one of the following:

- (a) by mutual written agreement of the parties;
- (b) by the City or the Company, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement in any material respect and such default or breach is not cured within thirty (30) days after written notice thereof by the City or Company, as the case may be;
- (c) by the City, if any impositions owed to the City or the State of Texas by Company shall have become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such impositions), and such impositions are not thereafter paid within thirty (30) days after written notice thereof by the City to the Company;
- (d) by the City, if the Company suffers an Event of Bankruptcy or Insolvency;
- (e) by the City or the Company, respectively, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable;
- (f) by the Company, if the City does not pay the applicable Program Grant amount within 45 days of receipt of the Use Tax Receipts as required herein covered by a valid Use Tax Certificate issued by Company or fails to cure this breach within an additional 30 days and so long as the Company is not in default; or
- (g) expiration of the term, or any subsequent renewal of the term.

The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the termination of this Agreement except for any rights, responsibilities and/or liabilities that accrued prior to such termination.

ARTICLE VI
INDEMNIFICATION AND HOLD HARMLESS

NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, THE COMPANY AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN “INDEMNIFIED PARTY”), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE ALLEGED BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE COMPANY; (II) THE COMPANY’S ALLEGED NONPAYMENT UNDER CONTRACTS BETWEEN THE COMPANY AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE APPROVED PROJECT; (III) ANY CLAIMS OF PERSONS EMPLOYED BY THE COMPANY OR ITS AGENTS TO CONSTRUCT THE PROJECT; OR (IV) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO THE COMPANY’S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE APPROVED PROJECT OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE APPROVED PROJECT, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE “CLAIMS”). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER BY AN INDEMNIFYING PARTY FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF ANY INDEMNIFIED PARTY. THE COMPANY IS EXPRESSLY REQUIRED TO DEFEND THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS AGAINST ALL SUCH CLAIMS, AND THE CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST OWNER IN PROVIDING SUCH DEFENSE.

IN ITS REASONABLE DISCRETION, THE CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY THE COMPANY IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY THE CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF THE COMPANY’S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF THE COMPANY’S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. THE COMPANY SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN FIFTEEN (15) BUSINESS DAYS OF

WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF THE COMPANY FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND THE COMPANY SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES.

THIS ARTICLE SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND IS VALID AND ENFORCEABLE AGAINST THE COMPANY.

ARTICLE VII MISCELLANEOUS

7.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the Parties to this Agreement and their respective successors and permitted assigns. This Agreement may not be assigned without the express written consent of the City, which consent shall not be unreasonably withheld or delayed.

7.02 Limitation on Liability. Except for the City's obligations to pay the Economic Development Grants as set forth in this Agreement, the City and its past, present, and future officers, employees, contractors and agents assume no responsibilities or liabilities to the Company, or any third parties in connection with the Approved Project and the Company hereby waives any and all claims against the City for any injury to persons or damage to property in connection therewith. The Company acknowledges and agrees that there shall be no personal recourse to the directors, officers, employees or agents of the City who shall incur or assume no liability in respect of any claims based upon or relating to this Agreement. It is understood and agreed between the parties that the Company, in satisfying the conditions of this Agreement, has acted independently, and the City assume no responsibilities or liabilities to third parties in connection with these actions.

7.03 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the parties.

7.04 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

7.05 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received on the day actually received if sent by courier or otherwise hand delivered or sent via email.

If intended for City, to:

City of Kaufman
Attn: Mike Holder, City Manager
209 S. Washington St.
Kaufman, TX 75142
mholder@kaufmantx.org

With a copy to:

Cynthia Kirchoff
Messer Fort, PLLC
6371 Preston Road, Suite 200
Frisco, Texas 75034
cynthia@txmunicipallaw.com

If intended for the Company:

Agile Cold Dallas, LLC
Attn: John Stanton, Director of Finance
3820 Mansell Road, Suite 200
Alpharetta, GA 30022
john.stanton@agilecoldstorage.com

With a copy to:

Holt Ney Zatcoff & Wasserman, LLP
Attn: Derek J. Krebs
100 Galleria Parkway, Suite 1800
Atlanta, Georgia 30339
dkrebs@hnzw.com

7.06 Entire Agreement. This Agreement is the entire Agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the Parties that in any manner relates to the subject matter of this Agreement.

7.07 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Kaufman County, Texas with exclusive venue for any action concerning this Agreement being in a court of competent jurisdiction in Kaufman County, Texas.

7.08 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

7.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

7.10 Recitals. The recitals to this Agreement are incorporated herein.

7.11 Exhibits. Any exhibits attached to this Agreement are incorporated for all purposes.

7.12 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument and any such counterparts shall be deemed to be incorporated herein. Counterparts of this Agreement may be executed and delivered electronically (e.g. by scanned PDF or DocuSign) with the same force and effect as an original.

7.13 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

7.14 Sovereign Immunity. The Parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

7.15 Employment of Undocumented Workers. During the term of this Agreement, the Company agrees not to **knowingly** employ any undocumented workers, and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Company shall repay the Program Grant herein and any other funds received by the Company from the City as of the date of such violation within 120 days after the date the Company is notified by the City such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The Company is not liable for a violation of this Section by a subsidiary, affiliate, or franchisees of the Company or by a person or entity with whom the Company contracts.

7.16 Report Agreement to Comptroller's Office. The City covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code.

[SIGNATURE PAGES FOLLOW]

EXECUTED as of the ____ day of _____, 2025.

CITY OF KAUFMAN, TEXAS

By: _____
Mike Holder, City Manager

EXECUTED as of the ____ day of _____, 2025.

AGILE COLD DALLAS, LLC

By: _____
Name: Donald J. Schoenl
Title: President and CEO

**EXHIBIT A
LEGAL DESCRIPTION AND DEPICTION**

Legal Description: Levi L York, Tract 35.00; 43.757 Acres

Kaufman CAD Property ID: 16826

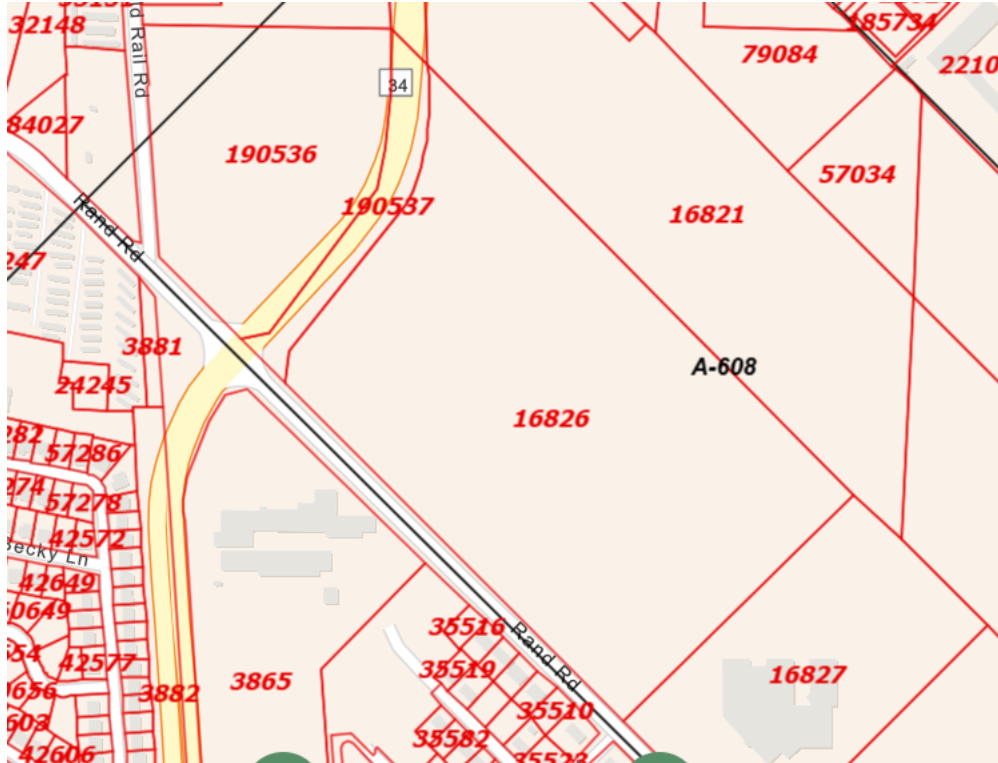


EXHIBIT B
CERTIFICATE OF COMPLIANCE

Pursuant to that certain **CHAPTER 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT** ("Agreement") between Agile Cold Dallas, LLC and its successors and assigns ("Company") and the City of Kaufman, Texas ("City"), I, as the _____ of the Company, certify that:

1. at the time of delivery of any Request for Payment under the Agreement that accompanies this Certificate of Compliance, the Company is in compliance with all material respects with each of its obligations under the Agreement;

2. the Company has provided and attached all required information to make a request for the following:

- ☐ Program Grant
- ☐ Water Line Grant
- ☐ Building Permit Grant; and

3. all information attached to this Certificate of Compliance is true and accurate.

Dated: _____, 20__

COMPANY

By: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20__ by _____.

Notary Public – State of Texas



Meeting
Date: 1/27/2025

Date: 01/03/2025

Item #: 20.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-02-25, an ordinance of the City Council of the City of Kaufman, Texas, ordering and calling the City's General Election to be held on May 3, 2025, for the purpose of electing a mayor and three (3) people to serve as Council members for the City of Kaufman for a term of two (2) years each; providing notice of election; providing for the approval of a joint election and Contract for Election Services with Kaufman County; designating polling dates, times and locations for election day and early voting; and authorizing the Mayor or designee to execute necessary documents.

BACKGROUND:

This Ordinance is for the purpose of calling the General Election for electing a mayor and three (3) Council members. The uniform election date is Saturday, May 3, 2025. It also provides a notice to be published and sets the dates and locations for Election Day and early voting. This Ordinance will also authorize the execution of a contract with Kaufman County for election services.

Mayor Jeff Jordan, Council members Ashlea Longenecker, Jason Nelson, and Matt Phillips are the members who are up for election this year.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-02-25 as presented.

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

**CITY OF KAUFMAN, TEXAS
ORDINANCE NO. O-02-25**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ORDERING AND CALLING A JOINT GENERAL ELECTION WITH KAUFMAN COUNTY, TO BE HELD ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING A MAYOR AND THREE (3) PEOPLE TO SERVE AS COUNCIL MEMBERS ON THE KAUFMAN CITY COUNCIL, EACH ELECTED FOR A TERM OF TWO (2) YEARS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AN ELECTION NOTICE; PROVIDING FOR THE ADMINISTRATION OF A JOINT ELECTION AND APPROVAL OF A JOINT CONTRACT FOR ELECTION SERVICES WITH COUNTY; PROVIDING FOR THE DATE OF ELECTION; PROVIDING FOR APPLICATION FOR PLACE ON BALLOT; DESIGNATING THE CITY ELECTION PRECINCT, POLLING PLACE AND HOURS FOR ELECTION DAY; PROVIDING FOR THE COMPENSATION OF ELECTION JUDGES AND CLERKS; PROVIDING THE METHOD OF VOTING; PROVIDING GOVERNING LAW/QUALIFIED VOTERS; REQUIRING POSTING OF NOTICE; PROVIDING FOR EARLY VOTING; PROVIDING FOR DELIVERY OF RETURNS; PROVIDING FOR CANVASSING OF RETURNS AND NECESSARY ACTIONS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas, (the "City"), is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Section 3.004 of the Texas Election Code, (the "Election Code"), provides that the governing body of a municipality shall be the authority to order a general election; and

WHEREAS, Section 41.001 of the Election Code establishes the first Saturday of May as a "Uniform Election Date" for the purposes of conducting a general election; and

WHEREAS, the City Council of the City desires to order and call a Joint General Election with Kaufman County on the Uniform Election Date, May 3, 2025, for the purpose of electing a Mayor and three (3) Council Members, for two (2) year terms each, to the Kaufman City Council (the "Joint Election" or the "General Election"); and

WHEREAS, the City Council desires to enter into a Contract for Election Services whereby the General Election will be administered by the Kaufman County Elections Administrator ("Elections Administrator"); and

WHEREAS, by the passage of this Ordinance, it is the intention of the City Council to (i) hold a General Election to elect a Mayor and three (3) Council Members to the City

Council; (ii) designate the polling places for early voting; (iii) appoint the Elections Administrator as the entity responsible for conducting the Joint Election; (iv) establish and set forth that this shall be a Joint Election with the County of Kaufman; and (v) authorize a Contract for Election Services to conduct the Joint Election;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1
INCORPORATION OF PREMISES

All of the above premises are true and correct and are hereby incorporated in the body of this Ordinance as if fully set forth herein.

SECTION 2
ELECTION NOTICE

The City Council hereby orders the City Secretary to publish notice of this General Election in a newspaper of general circulation in the City with such notice meeting all requirements of State law and Charter. In addition to complying with all the requirements of state law, including without limitation, the Election Code, as required by the Texas Local Government Code, the notice shall state (1) the nature and date of the election; (2) the location of each polling place; (3) the hours that the polls will be open; (4) the Internet website of the authority conducting the election; and (5) any other information required by other law. Such notice shall be published at least once, not earlier than the 30th day or later than the 10th day before election day in accordance with Section 10 of this Ordinance.

SECTION 3
ADMINISTRATION OF JOINT ELECTION AND APPROVAL OF JOINT ELECTION AGREEMENT

The City Council hereby calls a Joint Election with Kaufman County for the purposes further described herein to be held in accordance with this Ordinance. The Joint Election, including early voting, delivery of ballots and preservation of election records, shall be administered by the Elections Administrator, who shall have the responsibility to conduct the Joint Election as set forth in the Contract for Election Services between the City and Kaufman County, as further described in this Section.

The Joint Election shall be conducted in accordance with the Election Code under the jurisdiction of the Elections Administrator, pursuant to an Election Services Contract between the City and Kaufman County, and other participating entities, if any, as described therein, (the "Contract"), a copy of which Contract shall be incorporated herein as **Exhibit "A"** upon its final approval and execution by the City. Voting shall be by electronic method.

The Mayor and the City Manager, or designee, is authorized to execute, amend or supplement any and all contracts for the administration of the Joint Election, including without limitation the Election Services Contract, to the extent required for the Joint Election to be conducted in an efficient and legal manner as determined by the Election Administrator and in accordance with the Election Code.

SECTION 4 **DATE OF ELECTION**

It is hereby ordered that a General Election shall be called in and throughout the City of Kaufman on **May 3, 2025**, such date being a “Uniform Election Date,” as defined in Section 41.001 of the Election Code. The General Election shall be held for the purpose of electing a Mayor and three (3) Council Members, each to serve on the Kaufman City Council for a term of two (2) years.

SECTION 5 **APPLICATION FOR PLACE ON BALLOT**

Persons may file as candidates for office by filing a sworn application in the Office of the City Secretary not earlier than January 15, 2025, and not later than 5:00 p.m. on February 14, 2025 (the “Filing Period”). Applications will be accepted in the Office of the City Secretary during regular business hours during the Filing Period in accordance with the Election Code.

SECTION 6 **CITY ELECTION PRECINCT, POLLING PLACES,** **AND HOURS FOR ELECTION DAY**

The corporate limits of the City of Kaufman, Texas, shall have one main polling place for the General Election. The polling place whose qualified voters shall cast ballots at such location in the City of Kaufman for the May 3, 2025, Election is as follows:

Polling Place
Kaufman County Library
3790 S. Houston St.
Kaufman, Texas 75142

In accordance with Section 41.031(a) of the Election Code, such polling place shall be open between the hours of 7:00 a.m. and 7:00 p.m. on the date of the General Election. The General Election day polling place location is subject to change based on action by the Elections Administrator, without further action of the City Council. Additionally, Kaufman County may amend the polling places and authorize additional polling places for qualified voters without further action of the City Council.

SECTION 7
COMPENSATION OF THE JUDGE AND CLERKS

Compensation of all Judges and Clerks providing services during the General Election shall be in accordance with the terms specified in **Exhibit "A."** Any payment referred to in this Section shall not exceed the maximum amounts set forth in the Election Code.

SECTION 8
METHOD OF VOTING

The Elections Administrator is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct the election. Voting at the General Election shall be by use of electronic system ballots. Preparation of the official ballots for the General Election shall conform to the requirements of the Election Code.

SECTION 9
GOVERNING LAW; QUALIFIED VOTERS

The General Election shall be held in accordance with the Constitution of the State of Texas, the Texas Local Government Code, the City of Kaufman Home Rule Charter, and the Election Code, and all resident, qualified electors of the City shall be eligible to vote at the General Election. Election materials shall be printed in both English and Spanish for use at the polling place and for early voting for the Election.

SECTION 10
POSTING OF NOTICE

Notice of the General Election shall be given by publishing a Notice of Election in both English and Spanish, at least once, not earlier than the 30th day or later than the 10th day before election day in a newspaper published in the territory that is covered by the General Election and is in the jurisdiction of the authority responsible for giving the notice.

Upon publication of the Notice of Election, the City Secretary shall secure a publisher's affidavit which complies with the requirements of the Election Code. In addition, a copy of the Notice of Election shall also be filed with the City Secretary as required by law.

SECTION 11
EARLY VOTING

Early voting by personal appearance shall be conducted by the Kaufman County Elections Department. Tandi Smith, Kaufman County Elections Officer, is hereby appointed clerk of early voting in compliance with Section 271.006 of the Election Code. Early voting will be conducted at the locations listed below.

Early voting by personal appearance will be conducted as follows:

Main Early Voting Location:

Kaufman County Library
3790 S. Houston St.
Kaufman, Texas 75142

Branch Early Voting Locations

1. Forney Sub Courthouse 200 E. Main St. Forney, TX 75126	2. Terrell Sub Courthouse 408 E. College St. Terrell, TX 75160
3. Kemp Sub Courthouse 103 N. Main St. Kemp, TX 75143	4. Crandall Combine Community Center 500 W. Lewis St/ FM 3039 Crandall, TX 75114
5. Mabank City Hall 129 E. Market St. Mabank, TX 75147	6. Scurry/Rosser ISD Admin Building 10705 State Highway 34 Scurry, TX 75147

Branch Early Voting Dates and Times

Tuesday, April 22- Friday, April 26	8:00 am – 5:00 pm
Sunday, April 27	12:00 pm – 6:00 pm
Monday April 28 – Tuesday, April 29	7:00 am – 7:00 pm

Early voting locations and hours are subject to change based on action by the Elections Administrator, without further action of the City Council or amendments to this Ordinance, as it is necessary for the proper conduct of the Election.

Applications for ballots by mail shall be mailed to:

Kaufman County Elections Department
P. O. Box 1347
Kaufman, Texas 75142

Applications for ballots by mail must be received no later than the close of business on April 22, 2025.

SECTION 12
DELIVERY OF RETURNS

General Election returns shall be processed in accordance with **Exhibit “A”**.

SECTION 13
CANVASSING OF RETURNS

In accordance with the requirements set forth in the Election Code, the City Council shall convene an open meeting to canvass the returns of the General Election. The candidates receiving the most votes for each of the Mayor and three (3) Council Member positions shall be elected to the Kaufman City Council.

SECTION 14
NECESSARY ACTIONS

The Mayor, City Council, and City staff, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Election Code and all other applicable laws in carrying out and conducting the General Election, whether or not expressly authorized herein.

SECTION 15
CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all provisions of Ordinances of the City of Kaufman, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 16
SEVERABILITY CLAUSE

It is hereby declared to be the intent of the City Council of the City of Kaufman that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 17
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and approval.

PASSED AND APPROVED by the City Council of the City of Kaufman, Texas this 27th day of January 2025.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**CYNTHIA KIRCHOFF
CITY ATTORNEY**

EXHIBIT “A”

Election Services Contract between the City of Kaufman and Kaufman County

Incorporated by Reference Upon Approval and Execution by the City of Kaufman

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	Comp Plan	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
Public Works Facility	Admin		7/16/2024	Working on Site Plan	5
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Film Friendly Designation	Admin/KEDC	TBD	9/1/2023	Working w/ Chamber of Commerce	2,3
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks & Rec	TBD	12/10/2019	Construction Underway	4,5
Comprehensive Plan	Admin		8/26/2020	Pusuing Grant Opportunities	2,3,4,5
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
Crestview/Royal Reconstruction	Public Works		9/1/2023	NTP January 27, 2025	5
Connector Road	Admin		4/29/2021	County project underway	2,3,5
Phillip's Drainage	Public Works		9/1/2023	NTP January 27, 2025	5
Northeast Utility Project	Admin/PW		9/17/2021	Phase 1 Constructed	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Kings Fort Park	PW/Admin		7/27/2022	On hold	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Impact Fees	Admin		7/16/2024	Scope and Fee Proposal from TNP	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	City closed on the property and working with developer	2,5
Heritage Park	Admin	TBD	1/23/2025	Possible City Park	2,3

DISCUSSION ITEMS REPORT (DIR)

COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	Development Serv	11/28/2019 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks & Rec	8/5/2019	10/23/2018	Approved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finalized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved 0-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2
Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/S	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Splash Pad	Parks & Rec	TBD	10/23/2018	Completed	2,3,4
Body Cameras	PD		2/2/2021	Completed	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Completed	3,4,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	Completed	5
North & South Water Tower Rehab	Public Works		1/29/2021	Completed	4,5
Becker-Jiba Water Contract	Admin		1/30/2024	Approved	3,5

Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	1,2,5
E. 1st North	Public Works		9/1/2023	Complete	5
South Pointe	Development Serv		2/3/2021	City recovered the property	2,3,4



DATE: January 7, 2025

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: December 2024 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,480	2,893	2,361	2,211									9,945
Days of Service	20	23	19	20									82
Avg. Daily Trips	124	126	124	112									121
Elderly & Disabled Trips	2,038	2,457	1,979	1,867									8,341
E&D Percentage	82%	85%	84%	84%									84%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	56	102	96	57									311
Forney	832	994	769	694									3,289
Kaufman	325	392	269	315									1,301
Kemp	51	47	30	37									165
Mabank	17	35	14	18									84
Scurry	15	7	14	5									41
Terrell	1,184	1,316	1,169	1,085									4,754

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	1,611	1,755	2,001	1,901									7,268
Days of Service	20	23	19	20									82
Avg. Daily Trips	81	76	105	95									89
Median Wait Time (mins)	17.96	16.33	13.35	15.83									15.87

Total Requested Boardings ⓘ Completed Boardings ⓘ Avg. Boardings Per Service Hr. ⓘ Boarding Cancellations ⓘ Boarding Cancellations (No-Show) ⓘ Cancellation Percentage ⓘ

2473 1901 0.99 560 44 22.75 %

Cancellation Percentage (No Show) ⓘ Total Requests ⓘ Completed Requests ⓘ No Drivers Available Requests ⓘ Request Cancellations ⓘ Request Cancellations (No Show) ⓘ

1.79 % 2304 1774 10 520 39

Avg. # of Requests per Rider ⓘ Avg. Travel Duration ⓘ Avg. Travel Distance ⓘ Mean Wait Time ⓘ Median Wait Time ⓘ Bookings from Admin Panel ⓘ Bookings from Rider Mobile App ⓘ

8.23 13.36 min 4.79 mi 26.24 min 15.83 min 29.98 % 69.59 %

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	67	72	57	116									312
Forney	773	993	1,120	1,145									4,031
Terrell	670	690	620	624									2,604

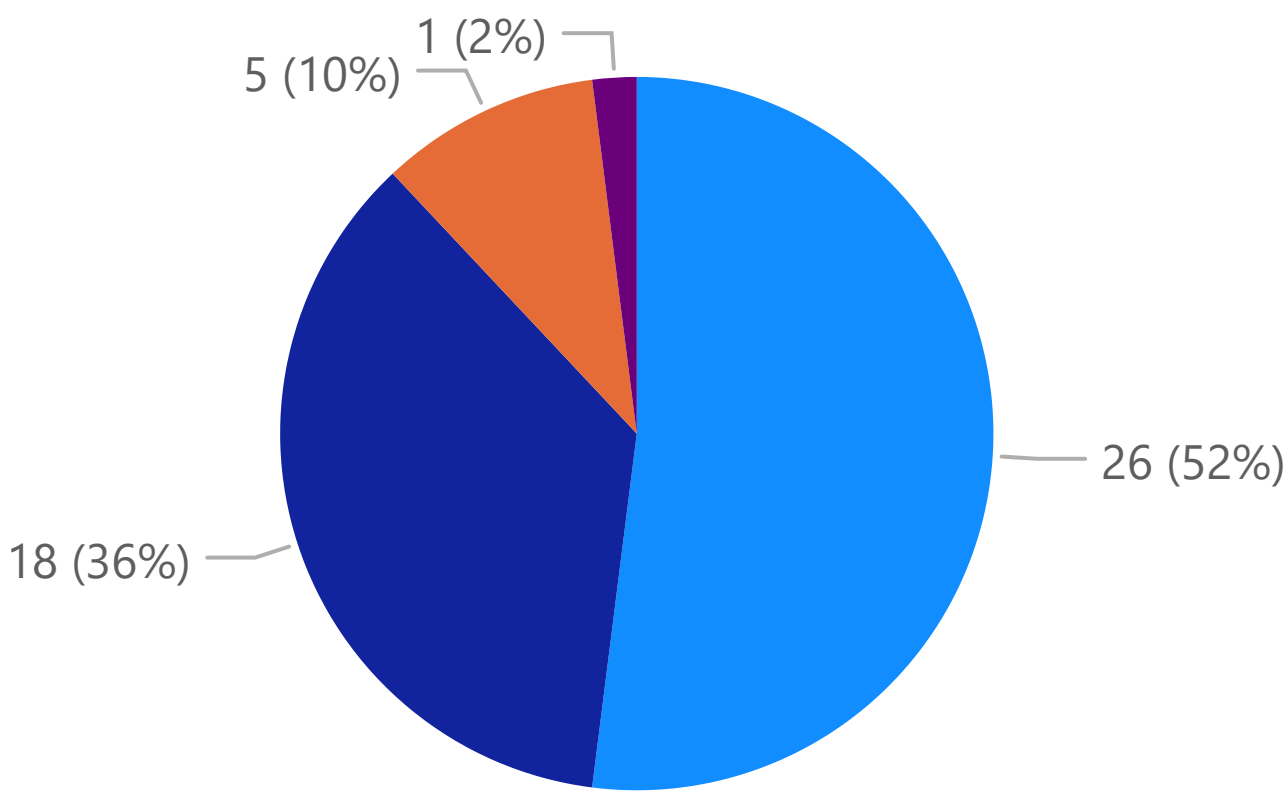
City of Kaufman Compliance

911 response plan (groups)	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	32	16	2	94%	50%
City of Kaufman P2	82	46	4	95%	56%
City of Kaufman P3	23	17		100%	74%
Total	137	79	6	96%	58%



Dec 2024

Cancel Reason



- Cancel Reason
- AMA Refused Treatment or Transport
 - Cancelled by FD
 - Cancelled by LE
 - Critical Failure

Dropoff Facilities

Dropoff Fac	Count of Transport	% of Destination
Texas Health Kaufman (KAUF)	55	70%
Baylor Scott & White - Dallas (DBMC)	5	6%
UT Health - Cedar Creek (GNBC)	4	5%
Children's Medical Ctr (DCMC)	3	4%
Dallas Regional Medical Center (MDR1)	3	4%
Non Facility	2	3%
Texas Health Dallas (DPMC)	2	3%
Texas Health Rockwall (RKPH)	2	3%
Methodist Dallas Medical Center (DMMC)	1	1%
Parkland Hospital (DPKD)	1	1%
William P. Clements University Hospital (DWPC)	1	1%
Total	79	100%

Fractile

Fractile Bin	Count of Transport
	24
1) <5 minutes	54
2) 5 to 10 Minutes	47
3) 10 to 20 minutes	10
4) 20 to 30 minutes	2
Total	137

Average Response Time

Average Response Time

00:06:32

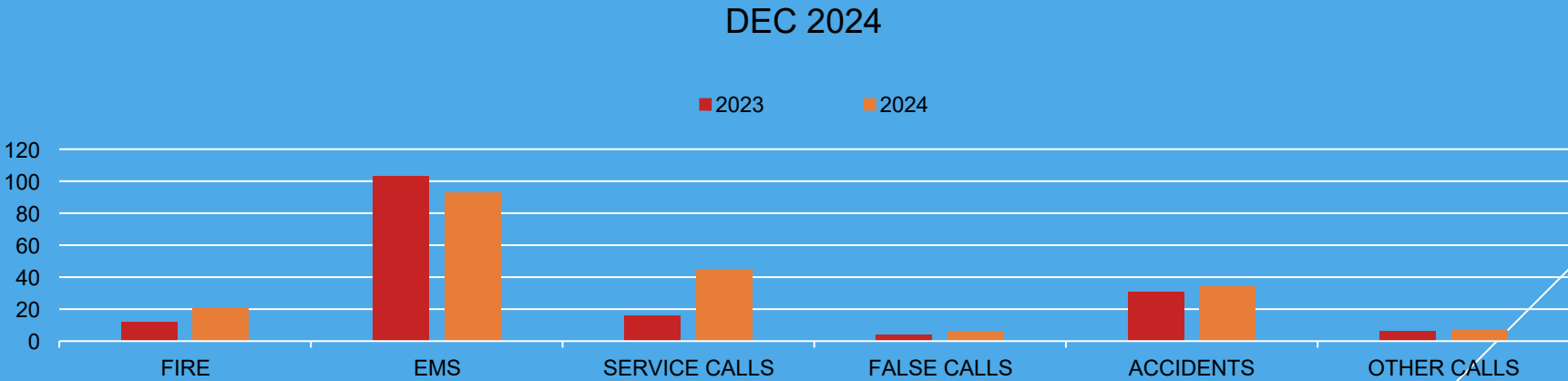


KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT DEC 2024

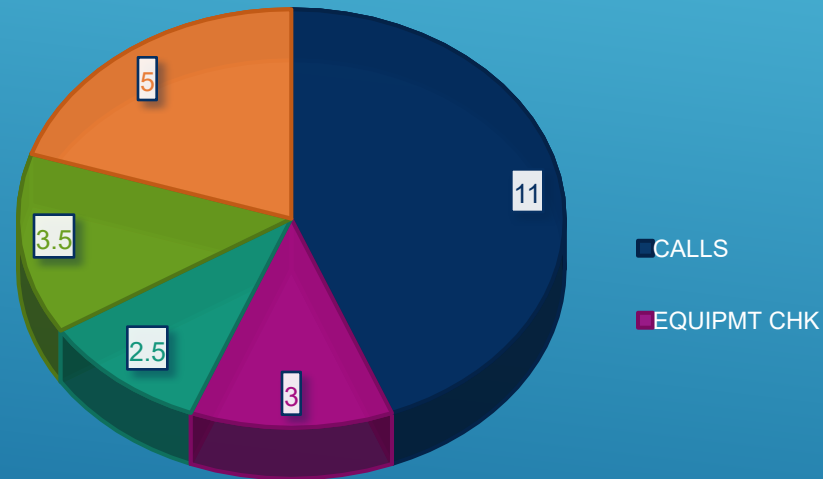
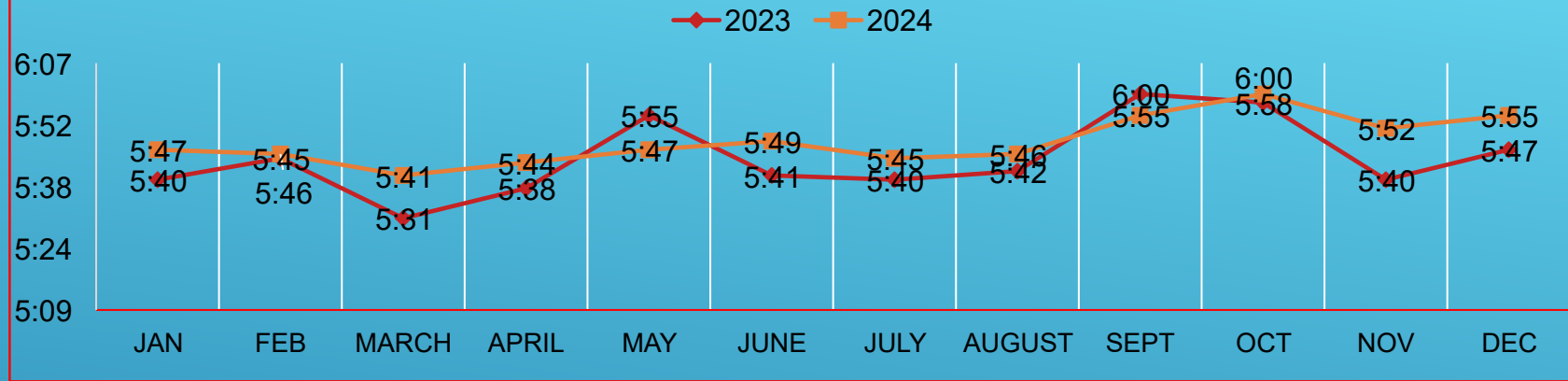




	DEC 23	DEC 24	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT. 23 TO DEC 23	FISCAL YTD OCT. 24 TO DEC 24	FISCAL YTD INCREASE DECREASE %
FIRE CALLS	12	21	21%	37	62	68%
RESCUE & EMERGENCY MEDICAL SERVICES	103	93	-10%	298	300	1%
HAZARDOUS CONDITIONS	16	16	0%	56	52	-8%
SERVICE /INSP/ GOOD INTENT CALLS	16	45	181%	47	140	66%
FALSE ALARMS & FALSE CALLS	4	6	3%	29	17	-71%
ACCIDENTS	31	34	1%	89	113	21%
OTHER INCIDENTS	6	7%	1%	18	17	-6%
TOTAL CALLS	188	222	18%	574	701	18%



MONTHLY RESPONSE TIMES



SHIFT HOURLY UTILIZATION 43 %

NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

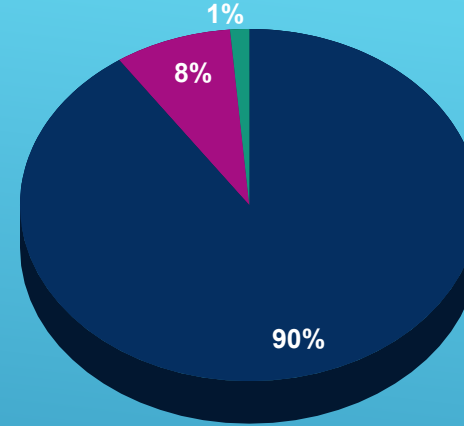
DECEMBER PREVENTION REVIEW

2 DEVELOPMENT PLANS REVIEWED

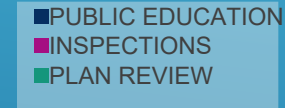
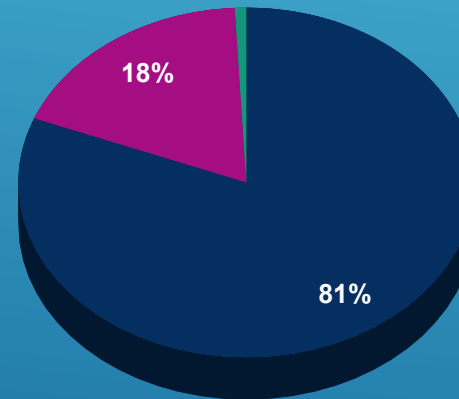
CONDUCTED 45 FIRE SAFETY
INSPECTIONS

CONDUCTED FIRE PREVENTION
PRESENTATIONS FOR 200 KIDS AND
CITIZENS

YEARLY 2023



DEC 2024



KAUFMAN FIRE DEPARTMENT



PERSONNEL CONTINUING EDUCATION

FIRE

Aerial and Ground Ladders, Building Construction and Hose Practices

EMS

Cold Weather Emergencies

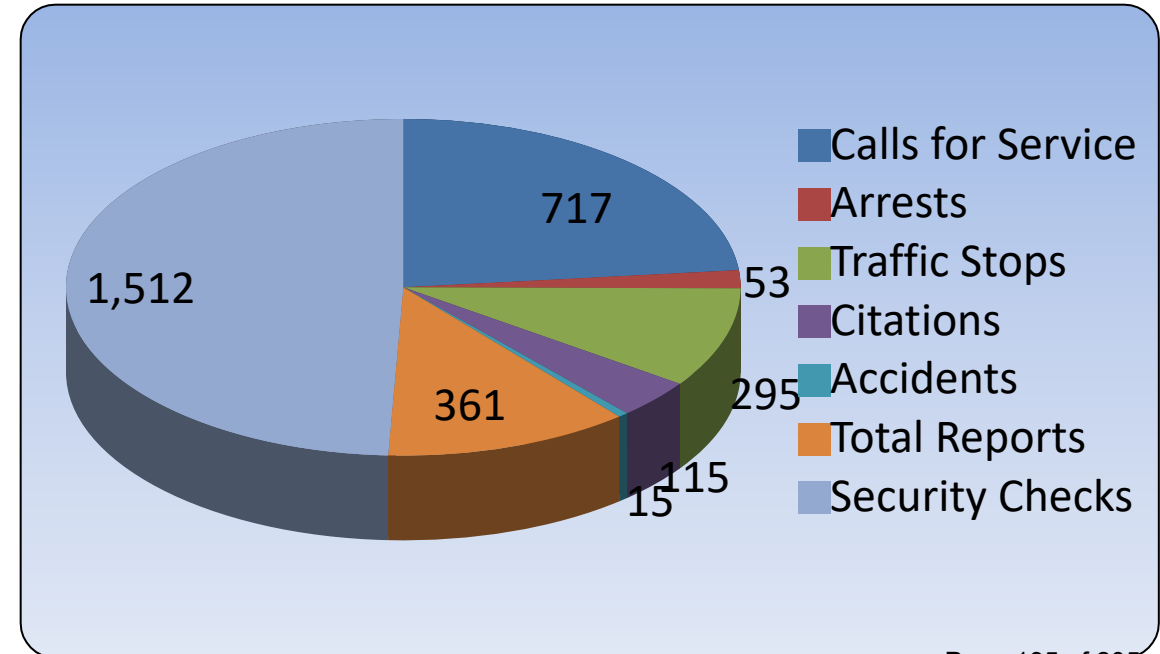
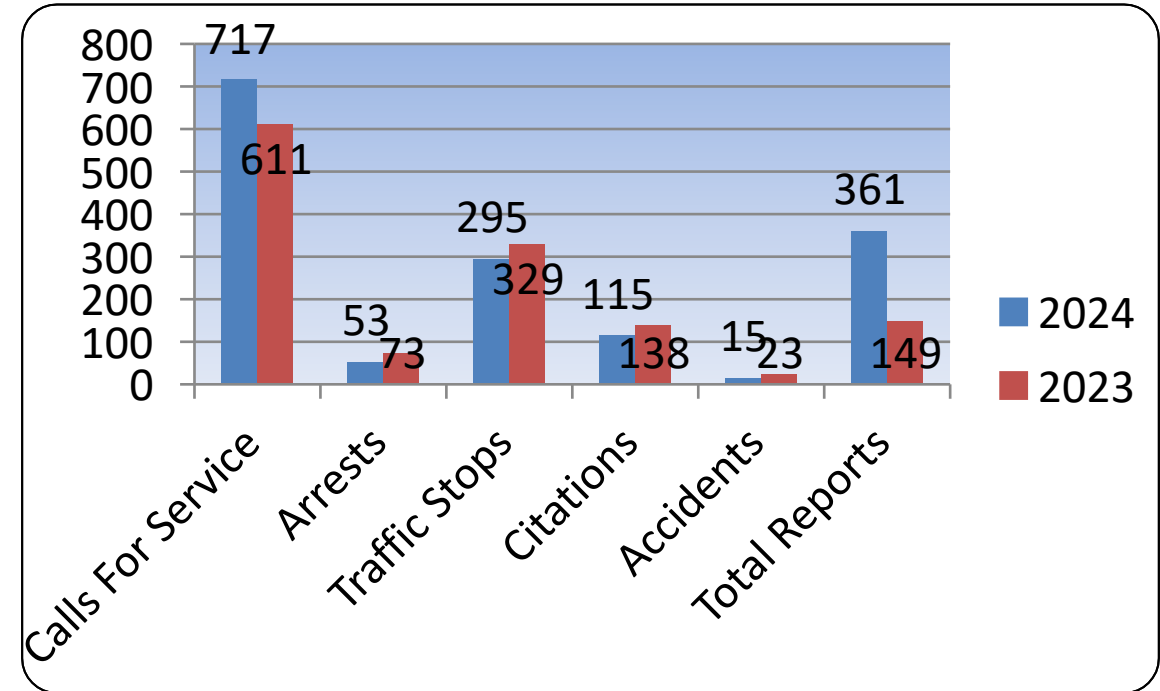


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY DECEMBER 2024

DECEMBER 2024, Kaufman Police Department's Patrol Division Activity:

- **717** Calls For Service, Including Accidents
- **15** Traffic Accidents
- Completed **1,512** Homes, Parks, & Business Checks
- Completed **295** Traffic Stops
- Completed **53** Offense Reports
- Completed **308** Incident Reports
- Completed **361** Reports
- Made **53** Arrests
- Average monthly response time to calls is **4:05** minutes.



Community Engagement DECEMBER 2024



Social Media Posts 15, Facebook Followers 13K.

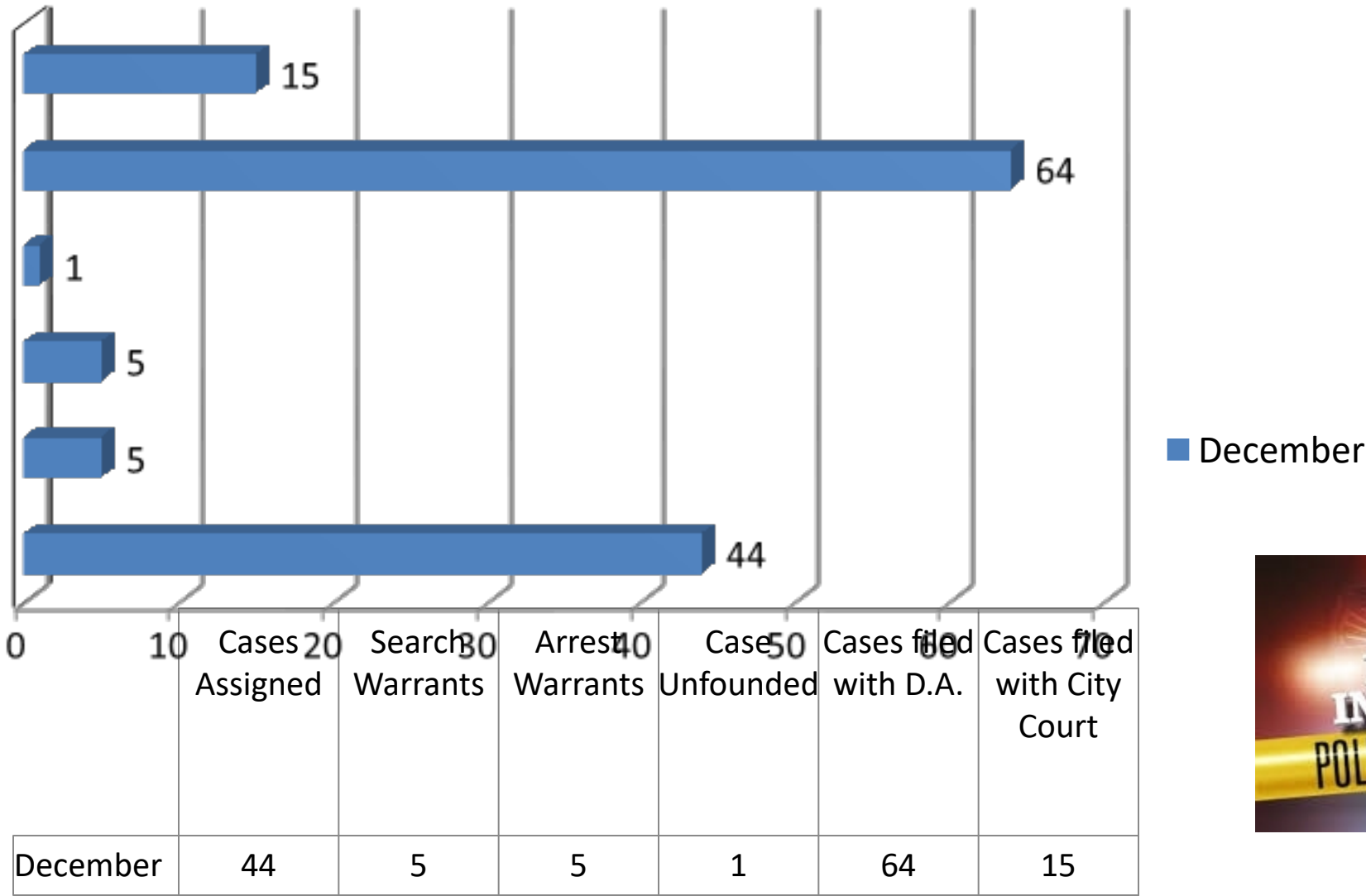
Events attended by Kaufman Police Department employees:

- Chief Edwards attended Lions Club meetings.
- KPD Officers attended Bee Happy Game Day at the Civic Center
- Captain Leftwich attended the Bee Happy Wonderland Show
- KPD Officers worked the Christmas on the Square Event
- Captain Leftwich attended Kaufman County CMN Leadership Conference
- KPD Officers attended the Terrell PD Officer funeral
- KPD Officers attended the City Christmas luncheon
- KPD Officers attended PD Christmas party

Training:

- Kaufman Police Department Captain Leftwich, Sergeant Stastny and Sergeant Wagner assisted in ALERRT training for officers.
- Officers completed online training for TCOLE mandates and continued training hours.

Kaufman Criminal Investigations Division
DECEMBER 2024





Year to Date Comparison Report

Printed On: 01/08/2025

Page 1 of 3

Beginning Date: 01/01/2024

Ending Date: 12/31/2024

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	81	73	9.07	76	6.58%
Aggravated Assault	13	12	1.45	11	18.18%
Intimidation	0	0	0.00	4	-100.00%
Simple Assault	68	61	7.61	61	11.48%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	15	3	1.68	13	15.38%
Counterfeiting/Forgery, Total	2	1	0.22	14	-85.71%
Destruction/Damage/Vandalism of Property, Total	23	5	2.57	29	-20.69%
Drug/Narcotic Offenses, Total	280	260	31.34	337	-16.91%
Drug Equipment Violations	78	74	8.73	101	-22.77%
Drug/Narcotic Violations	202	186	22.61	236	-14.41%
Embezzlement, Total	0	0	0.00	8	-100.00%
Extortion/Blackmail, Total	3	1	0.34	0	-
Fraud Offenses, Total	24	17	2.69	11	118.18%
False Pretense/Swindle/Confidence Game	4	4	0.45	1	300.00%
Credit Card/Automatic Teller Machine Fraud	6	2	0.67	1	500.00%
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	14	11	1.57	9	55.56%
Gambling Offenses, Total	2	0	0.22	1	100.00%
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	2	0	0.22	1	100.00%
Sports Tampering	0	0	0.00	0	-



Year to Date Comparison Report

Printed On: 01/08/2025

Page 2 of 3

Beginning Date: 01/01/2024

Ending Date: 12/31/2024

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Gambling Equipment Violations	0	0	0.00	0	-
Homicide Offenses, Total	0	0	0.00	0	-
Murder and Nonnegligent Manslaughter	0	0	0.00	0	-
Negligent Manslaughter	0	0	0.00	0	-
Human Trafficking, Total	0	0	0.00	0	-
Human Trafficking, Commercial Sex Acts	0	0	0.00	0	-
Human Trafficking, Involuntary Servitude	0	0	0.00	0	-
Kidnapping/Abduction, Total	0	0	0.00	1	-100.00%
Larceny/Theft Offenses, Total	125	60	13.99	88	42.05%
Motor Vehicle Theft, Total	11	2	1.23	24	-54.17%
Pornography/Obscene Material, Total	4	1	0.45	1	300.00%
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	1	0	0.11	0	-
Sex Offenses, Total	8	3	0.90	4	100.00%
Fondling	1	1	0.11	4	-75.00%
Rape	6	1	0.67	0	-
Sexual Assault with an Object	1	1	0.11	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Statutory Rape	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	2	2	0.22	2	0.00%
Weapons Law Violations, Total	23	23	2.57	20	15.00%
Group A Offense, Total	604	451	67.60	629	-3.97%



Year to Date Comparison Report

Printed On: 01/08/2025

Page 3 of 3

Beginning Date: 01/01/2024

Ending Date: 12/31/2024

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Crimes Against Person, Total	89	76	9.96	81	9.88%
Crimes Against Property, Total	206	91	23.06	189	8.99%
Crimes Against Society, Total	309	284	34.58	359	-13.93%
Officers Killed or Assaulted YTD	0			5	-100.00%

KAUFMAN POLICE DEPARTMENT CODE COMPLIANCE DECEMBER 2024

DECEMBER 2024, Kaufman Code Compliance Located or Responded To-

- Total Violations – 137
- Cases Opened/First Notice Sent – 67
- Second Notice of Violation Sent – 10
- Cases Sent To Court – 22
- Cases Closed – 85
- Current Active Cases - 36



DECEMBER 2024, Kaufman Animal Services Responded To-

- Calls For Service - 13
- Follow-up Calls - 0
- Warnings Issued – 2
- Citations Issued – 0
- Traps Set – 0

Animals Captured

On Calls – 2
On View – 0

Animals Turned Over

To Owner – 0
To Humane Society – 11

Dead Animals Recovered: - 1

Non-Domestic Animals Captured – 0



Give them a life.



They'll give you
a life of love.



Shelters are filled with healthy, friendly, often even purebred dogs, just waiting for a home, yet half of these dogs are euthanized because no one will adopt them. The ASPCA can help you find the perfect match.



Development Services December 2024
Monthly Report
Permits Issued: 12/01/2024 - 12/31/2024

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project Fees Paid	Project Valuation	Project Sq. Ft.
Alcohol Permit	702 E Mulberry St.		12/16/2024	\$ 60.00	\$ -	0
Alcohol Permit	100 Kings Fort Pkwy., 109	Arbnor Kelmendi Roma's Restaurant (Business Manager)	12/19/2024	\$ 772.50	\$ -	0
Alcohol Permit	2006 S Washington St.	Babar Raja M Nazir Raja inc dba Kountry Korner (Business Manager)	12/13/2024	\$ 60.00	\$ -	0
Alcohol Permit	101 W Mulberry St., Suite	Jesus Jimenez Jesse's Fajitas (Business Manager)	12/02/2024	\$ 1,500.00	\$ -	0
Alcohol Permit	1502 S Washington St.	Suraj Khadka A to Z Discount Stop #2 (Business Manager)	12/12/2024	\$ 75.00	\$ -	0
Concrete (R)	1824 Pecan Valley Dr.	Noel Diaz Laser Construction, Inc. (General Contractor)	12/11/2024	\$ 103.00	\$ 3,500.00	0
Driveway, Parking Lot or Sidewalk Permit (C)	3001 S Washington St.	Casey Morris Kaufman County (General Contractor)	12/13/2024	\$ -	\$ -	0
Electrical Permit (C)	100 Crossroads Dr., E	Raul Vigil Vigil Electrical Solutions (Electrical Contractor)	12/05/2024	\$ 103.00	\$ 800.00	0
Electrical Permit (R)	4009 Three Forks Rd.	Greg Laster North Texas Solar (Electrical Contractor)	12/06/2024	\$ 103.00	\$ 14,500.00	0
Electrical Permit (R)	1306 S Clay St.	Randall Gardner Gardner Electrical (Electrical Contractor)	12/31/2024	\$ 103.00	\$ 1,500.00	0
Electrical Permit (R)	1805 Austin Dr.	Robert Rinehart RLRT Service CO (Electrical Contractor)	12/18/2024	\$ 100.00	\$ 2,500.00	0
Fire Alarm	1605 Rand Rd.	Chris Butler Statewide Fire Protection (Fire Alarm Systems)	12/18/2024	\$ 745.74	\$ 24,000.00	0
Food Permit	380 E Hwy 175 , 400	Anna Guerra Schlotskys (Business Manager)	12/04/2024	\$ 335.00	\$ -	0
Food Permit	1904 S Washington St.	Alejandra Colunga Jack in the Box (Business Manager)	12/23/2024	\$ 360.00	\$ -	0
Food Permit	215 W Mulberry St.	Stacey Flowers My Love's Dinners, LLC (Business Manager)	12/04/2024	\$ 300.00	\$ -	0
Food Permit	2006 S Washington St.	Babar Raja M Nazir Raja inc dba Kountry Korner (Business Manager)	12/13/2024	\$ 465.00	\$ -	0
Food Permit	1603 S Washington St.	Ismael Carrera Carreira's Tex-Mex Mexican Smoking BBQ inc. (Business Manager)	12/13/2024	\$ 675.00	\$ -	0
Food Permit	113 S Jefferson St.	Tonya Price Noble Meat LLC (Business Manager)	12/13/2024	\$ 365.00	\$ -	0
Food Permit	401 S Washington St.	Ricardo Picena (Business Manager)	12/16/2024	\$ 288.40	\$ -	0
Food Permit	208 S Washington St.	Robert Ibarra La Vaquera Meat Market (Business Manager)	12/17/2024	\$ -	\$ -	0
Food Permit	201 E Fair Rd.	Saul Velasquez Julio's Market (Business Manager)	12/18/2024	\$ 500.00	\$ -	0
Food Permit	2205 S Washington St.	Alexandra Velasquez Moon's Cafeteria (Business Manager)	12/18/2024	\$ 260.00	\$ -	0
Food Permit	100 Kings Fort Pkwy., 109	Arbnor Kelmendi Roma's Restaurant (Business Manager)	12/19/2024	\$ 746.75	\$ -	0
Food Permit	300 E Cherry St., A	Alejandra Hernandez Morita's Brunch (Business Manager)	12/10/2024	\$ 427.45	\$ -	0
Food Permit	2235 S Washington St.	Carlos Fuentes (Business Manager)	12/20/2024	\$ 206.00	\$ -	0
Food Permit	1107 E Mulberry	Jin Wook Lee Daylight Donut (Business Manager)	12/20/2024	\$ 265.00	\$ -	0
Food Permit	2000 W Fair St.	Jason Thurston First Baptist Church of Kaufman (Business Manager)	12/23/2024	\$ 250.00	\$ -	0
Food Permit	303 W Mulberry St.	Averie Cantrell Eleanor's Coffee Shop, LLC (Business Manager)	12/03/2024	\$ 300.00	\$ -	0
Food Permit	15 Oak Creek Dr.	Savoeun Leng Kaufman Donuts (Business Manager)	12/30/2024	\$ 270.00	\$ -	0
Food Permit	1500 S Washington St.	Francisco Sanchez Salinas Sesome Express (Business Manager)	12/30/2024	\$ 270.00	\$ -	0
Food Permit	1912 W Fair St.	Leah Jackson Promiseland Preschool Inc. (Business Manager)	12/30/2024	\$ 257.50	\$ -	0
Food Permit	1107 E Mulberry St., F	Kien Pak Three Way Beer & Wine (Business Manager)	12/30/2024	\$ 260.00	\$ -	0
Food Permit	209 N Hwy 34	Ismael Lopez La Fuente Restaurant (Business Manager)	12/31/2024	\$ 260.00	\$ -	0
Food Permit	1001 E Mulberry St.	Mohammad Siddiq Raja Food Mart (Business Manager)	12/31/2024	\$ 495.00	\$ -	0
Food Permit	300 W Grove	Paul Malhi JJ Convenience Store (Business Manager)	12/31/2024	\$ 255.00	\$ -	0
Food Permit	112 N Washington St.	Dwayne Baumgartner B&B Cattle Co. (Business Manager)	12/31/2024	\$ 560.00	\$ -	0
Food Permit	1001 E Mulberry St.	Andres Martinez Sensei Hibachi Express (Business Manager)	12/31/2024	\$ 255.00	\$ -	0
Food Permit	9 Oak Creek Dr., A	Jeremy John Pizza Paison (Business Manager)	12/31/2024	\$ 275.00	\$ -	0
Food Permit	100 Old Rail Road , B	Veronica Ramirez Kaufman Fruteria (Business Manager)	12/31/2024	\$ 267.80	\$ -	0
Food Permit	1108 Woodside Lane	Peggy Clendenon Ms Peggy's Variety Ice Cream (Business Manager)	12/31/2024	\$ 150.00	\$ -	0
Food Permit	1502 S Washington St.	Suraj Khadka A to Z Discount Stop #2 (Business Manager)	12/12/2024	\$ 260.00	\$ -	0
Food Permit	5473 W Highway 175	Brenda Villa (Business Manager)	12/31/2024	\$ 522.35	\$ -	0
Food Permit	2235 S Washington St.	Dean Fannin Brookshire Food Store #35 (Business Manager)	12/10/2024	\$ 1,760.00	\$ -	0
Food Permit	700 E Hwy 175	Ashley Olds Burger king (Business Manager)	12/13/2024	\$ 425.00	\$ -	0
Food Permit	1800 S Washington	Gladis Villarreal Taco Bell (Business Manager)	12/12/2024	\$ 406.85	\$ -	0
Food Permit	702 E Mulberry St.	Harry Spencer Dollar Tree & Family Dollar (Business Manager)	12/16/2024	\$ 275.00	\$ -	0
Food Permit	2015 S Washington St.	Harry Spencer Dollar Tree & Family Dollar (Business Manager)	12/10/2024	\$ 305.00	\$ -	0
Food Permit	102 E Mulberry St.	Joshua Smith CVS Health (Business Manager)	12/10/2024	\$ 335.00	\$ -	0
Food Permit	900 W Grove St.	Margie Castaneda Handprints Academy (Business Manager)	12/09/2024	\$ 257.50	\$ -	0
Food Permit	100 W Grove St.	Pamela Grant Especially For You (Business Manager)	12/04/2024	\$ 275.00	\$ -	0
Food Permit	3001 S Houston St.	Heather Brumis Kaufman Health Care (Business Manager)	12/05/2024	\$ 283.25	\$ -	0
Food Permit	100 Old Rail Road , C	Heng Li F2 Investment for Dominos Pizza (Business Manager)	12/11/2024	\$ 310.00	\$ -	0
Food Permit	4626 Co Rd 220	Lee Ann Hammond Kona Ice Rocks (Business Manager)	12/11/2024	\$ 250.00	\$ -	0
Food Permit	404 E Hwy 175	Jose Sanchez Chef's & La Pradera (Business Manager)	12/04/2024	\$ 395.00	\$ -	0
Food Permit	4626 Co Rd 220	Lee Ann Hammond Kona Ice Rocks (Business Manager)	12/11/2024	\$ 250.00	\$ -	0
Food Permit	1917 S Washington St.	Jose Sanchez Chef's & La Pradera (Business Manager)	12/04/2024	\$ 360.00	\$ -	0
Food Permit	300 Kings Fort Pkwy.	Theresa Stewart Walmart Supercenter #4164 (Business Manager)	12/04/2024	\$ 2,695.00	\$ -	0
Food Permit	1301 S Washington St.	Miguel Sanchez Jalisco's Mexican Grill & Pegasos Remodeling (Business Manager)	12/10/2024	\$ 325.00	\$ -	0
Mechanical Permit (R)	1421 Buckingham Ln.	Trapper Barnes Infinity Texas Air (Mechanical Contractor)	12/10/2024	\$ 103.00	\$ 7,201.00	0
Plumbing Permit (C)	100 Crossroads Dr., E	San Martin Reyna SMR Plumbing (Plumbing Contractor)	12/10/2024	\$ 103.00	\$ 1,300.00	0
Plumbing Permit (R)	307 E 8th St.	Miguel Sanchez Jalisco's Mexican Grill & Pegasos Remodeling (Applicant), Ricardo Covarrubias Vector Mechanical LLC (Plumbing Contractor)	12/05/2024	\$ 103.00	\$ 800.00	0
Plumbing Permit (R)	407 E 4th St.	Daniel Morgan Plumb Unique, Inc. (Plumbing Contractor)	12/10/2024	\$ 103.00	\$ 200.00	0
Plumbing Permit (R)	301 E 8th St.	Montana Payne Warrior Plumbing , LLC (Plumbing Contractor)	12/12/2024	\$ 103.00	\$ 6,200.00	0
Plumbing Permit (R)	1201 S Washington St.	Jason Waddle L&S Mechanical (Plumbing Contractor)	12/23/2024	\$ 103.00	\$ 100.00	0
Plumbing Permit (R)	1316 Crestview Dr.	Lawrence Snell B&L Plumbing (Plumbing Contractor)	12/17/2024	\$ 103.00	\$ 300.00	0
Plumbing Permit (R)	1416 Crestview Dr.	Lawrence Snell B&L Plumbing (Plumbing Contractor)	12/10/2024	\$ 103.00	\$ 500.00	0
Residential Accessory Buildings/Carport Permit	300 Terrell Highway		12/10/2024	\$ 144.00	\$ 400.00	100
Residential Addition, Remodel or Repair	304 E Temple	George Taylor Lumpys Electric LLC (Electrical Contractor)	12/16/2024	\$ 401.70	\$ -	0
Residential Addition, Remodel or Repair	904 Royal Dr.	David Kirk Mesquite Plumbing Inc. (Plumbing Contractor), Dustin Waller Thermal Choice Heat and Air (Mechanical Contractor), Glen Walker Walker, Glen Walker (Mechanical Contractor)	12/10/2024	\$ 1,116.00	\$ -	0
Residential Addition, Remodel or Repair	1300 S Houston St.		12/04/2024	\$ 287.37	\$ -	0
Residential Addition, Remodel or Repair	204 E Elmo St.	Cesar Rivera LMCR Construction (General Contractor), Charles DeLuna Agape Electric (Electrical Contractor), Daniel Castillo Daniel's Plumbing Service (Plumbing Contractor)	12/02/2024	\$ 1,149.48	\$ -	0
Residential New Permit	401 N Nash St.	Alejandro Complan Alejandro Complan RMP (Plumbing Contractor), Anthony Barrera (General Contractor), Jesus Marquez Kratos Electrical Contractor LLC (Electrical Contractor)	12/04/2024	\$ 5,098.90	\$ 120,000.00	2043
Roofing (R)	514 E 9th St.		12/13/2024	\$ 100.00	\$ 7,000.00	0
Roofing (R)	522 E 9th St.	Aaron Rogers Platinum Contracting LLC (General Contractor)	12/27/2024	\$ 103.00	\$ 18,973.94	0
Sign Permit	300 E Cherry , A	Andres Colunga Moritas Brunch (Sign Contractor)	12/12/2024	\$ 230.72	\$ 2,000.00	0
Solar Panel Permit (R)	301 E Grove St.	Brandon Wright Dawn to Dusk Solar Texas, LLC (Electrical Contractor), Brandon Wright Dawn to Dusk Solar Texas, LLC (General Contractor)	12/10/2024	\$ 566.50	\$ 30,000.00	0
Solar Panel Permit (R)	605 S Jackson St.	Colby Moody revelation Solar (Electrical Contractor), Colby Moody revelation Solar (General Contractor)	12/17/2024	\$ 566.50	\$ 15,000.00	0
Temporary Use Permit	806 N Washington St.		12/10/2024	\$ -	\$ -	0

February 2025						
◀ January						March ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Planning & Zoning Meeting	5	6	7	8
9	10	11 KEDC	12	13	14 Last Day to File for Election	15
16	17 City Hall Closed- Presidents' Day Kaufman County Day	18 Kaufman County Day	19	20 Parks & Rec Meeting	21	22
23	24 Regular City Council Meeting	25 Chamber Banquet	26	27	28	

March 2025						
◀ February					April ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Public Works Equipment Roadeo	4 Planning & Zoning Meeting	5	6	7	8
9	10	11 KEDC	12	13	14	15
16	17	18	19	20 Parks & Rec Meeting	21	22
23	24 Regular City Council Meeting	25	26	27	28	29
30	31					