



**NOTICE OF MEETING & AGENDA  
KAUFMAN ECONOMIC DEVELOPMENT  
CORPORATION MEETING  
THURSDAY, MAY 8, 2025 AT 6:00 PM  
KAUFMAN CITY HALL  
COUNCIL CHAMBERS  
209 S. WASHINGTON ST.  
KAUFMAN, TEXAS 75142**

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

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

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

**CONSENT AGENDA**

1. Consider and take appropriate action on the monthly Financial Report from the Treasurer of the Corporation.
2. Consider and take appropriate action on the minutes from the April 8, 2025 Kaufman Economic Development Corporation meeting.

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

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

**DISCUSSION/ACTION ITEMS**

4. Consider and take appropriate action on a site enhancement matching grant for Joshua & Jenna Beard (applicant) at 106 S. Jefferson St., Kaufman, TX for the purpose of a future salon and spa-related business.

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

5. Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Projects Pie, Blue, Snooze, Jetson, AC/DC, Kettle, Reflection, Waco, Jersey, Cupboard, Sandstone, Hanover

### **RECONVENE INTO OPEN SESSION**

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

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

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

### **ADJOURNMENT**

I, STEWART McGREGOR, EXECUTIVE DIRECTOR, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 6:00 P.M. ON MONDAY, MAY 5TH, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

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STEWART McGREGOR  
EXECUTIVE DIRECTOR

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

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

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City of Kaufman

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Revenue & Expense Report

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department: Non departmental

Program:

Period Ending: 5/2025

Account	Description	Current	Current	Encumbrances	Current	Budget
Budget	Prior Year	Year	Month		YTD Actual	Balance
Balance	Actual	Budget	Actual		& Encumbr	
Percent						Total
32-4105-000-0	General Sales & Use	640,000.00-			369,002.05-	270,997.95-
42.343	627,644.18-					593,426.04-
	Subtotal:	640,000.00-			369,002.05-	270,997.95-
42.343	627,644.18-					593,426.04-
32-4604-000-0	Interest Income	40,000.00-			28,891.20-	11,108.80-
27.772	43,852.63-					128.12-
32-4606-000-0	Miscellaneous Revenu				4,500.00-	4,500.00
3,685.72-	200.00-					
32-4608-000-0	Loan Revenue	10,000.00-				10,000.00-
100.000	10,000.00-					
32-4612-000-0	Intergovernmental Re					
80.09-	42,500.00-					
32-4631-000-0	Other Fin Sources-No					
2,791,250.00-						
	Subtotal:	50,000.00-			33,391.20-	16,608.80-
33.218	2,848,868.44-					42,828.12-
	Program number:	690,000.00-			402,393.25-	287,606.75-
41.682	3,476,512.62-					636,254.16-
	Department number: Non departmental	690,000.00-			402,393.25-	287,606.75-
41.682	3,476,512.62-					636,254.16-
	Revenue					
	Subtotal -----	690,000.00-			402,393.25-	287,606.75-
41.682	3,476,512.62-					636,254.16-

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City of Kaufman

Revenue & Expense Report

Fund: 32 ECONOMIC DEVELOPMENT CORP.			Department:	Non departmental	Period Ending: 5/2025	Program:
Account	Description		Current	Current	Encumbrances	Budget
Budget	Prior Year	2 Years Prior	Year	Month	YTD Actual	Balance
Balance	Actual	Actual	Budget	Actual	& Encumbr	
Percent		Total				
32-5101-000-0	Salaries & Wages		153,235.00		73,043.94	80,191.06
52.332	143,942.11	152,322.50				
32-5177-000-0	Retention Pay		6,095.70			6,095.70
100.000	6,085.95					
Subtotal:			159,330.70		73,043.94	86,286.76
54.156	150,028.06	152,322.50				
32-5203-000-0	Operating Supplies		1,400.00		1,062.87-	2,462.87
175.919	4,779.18	39.41-				
32-5213-000-0	Meetings		15,000.00		15,068.33	68.33-
-.456	6,919.93	5,446.37				
32-5214-000-0	Promotional Material		4,804.34		807.94-	5,612.28

116.817	10,488.40	3,078.00			
32-5220-000-0	Minor Tools & Equipm		7,050.00	4,264.99	2,785.01
39.504	7,442.16	6,800.00			
Subtotal:			28,254.34	17,462.51	10,791.83
38.195	29,629.67	15,284.96			
32-5302-000-0	Postage & Delivery		500.00	22.32	477.68
95.536	355.00	203.81			
32-5303-000-0	Advertising		16,210.00	7,025.85	9,184.15
56.657	23,255.00	10,960.00			
32-5305-000-0	Licenses, Dues & Sub		7,625.00	2,378.90	5,246.10
68.801	6,151.93	3,918.25			
32-5306-000-W	Utilities-Electric/W		550.00	321.62	228.38
41.524	500.36	542.22			
32-5309-000-0	Insurance & Bonds		600.00		600.00
100.000	511.00	1,100.00			
32-5322-000-0	Tuition & Education		6,325.00	1,700.00	4,625.00
73.123	4,585.42	2,174.00			
32-5330-000-0	Travel		9,450.00	3,545.77	5,904.23
62.479	6,429.10	8,281.58			
32-5352-000-0	Maintenance-Grounds		8,000.00	2,000.00	6,000.00
75.000	8,000.00	8,200.00			
32-5362-000-0	Professional Svcs-Ad		90,457.43	26,853.18	63,604.25
70.314	103,083.62	69,859.88			
32-5363-000-0	Professional Svcs-Te		10,700.00	9,550.00	1,150.00
10.748	9,500.00	7,920.17			
Subtotal:			150,417.43	53,397.64	97,019.79
64.500	162,371.43	113,159.91			
32-5487-000-0	Land Purchase				
2,745,759.10					
Subtotal:					
2,745,759.10					
32-5500-000-0	Matching Grants		100,000.00	25,000.00	75,000.00
75.000	92,787.50	86,772.10			
32-5501-000-0	Incentives / Intergo				
50,000.00					
32-5507-000-0	HWY 34 Bypass Fundin		100,000.00	100,000.00	
100,000.00	100,000.00				
Subtotal:			200,000.00	125,000.00	75,000.00
37.500	242,787.50	186,772.10			
32-5607-000-0	Note - Principal		3,374.41	3,374.41	
38,929.59					

32-5608-000-0	Note - Interest	178,625.59	178,625.59	
11,070.41				
32-5651-000-0	Note - Issuance Cost			
41,250.00				
Subtotal:		182,000.00	182,000.00	
91,250.00				
Program number:		720,002.47	450,904.09	269,098.38
37.375	3,421,825.76	467,539.47		

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City of Kaufman

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Revenue & Expense Report

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department:

Non departmental

Program:

Period Ending: 5/2025

Account	Description	Current	Current	Encumbrances	Current	Budget
Budget	Prior Year	2 Years Prior	Year	Month	YTD Actual	Balance
Balance	Actual	Actual	Budget	Actual	& Encumbr	
Percent		Total				

Department number:	Non departmental	720,002.47	450,904.09	269,098.38
37.375	3,421,825.76	467,539.47		
Expenditure	Subtotal -----	720,002.47	450,904.09	269,098.38
37.375	3,421,825.76	467,539.47		
Fund number:	32 ECONOMIC DEVELOPMENT CORP.	30,002.47	48,510.84	18,508.37-
-61.689	54,686.86-	168,714.69-		

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

## Executive Director's Report May 8, 2025

### Calendar

- **4/9:** Project Waco Meeting; Kyser Capos BRE Visit
- **4/10:** Film Friendly Workshop (Emily); KEDC-Chamber Monthly Meeting; Kaufman Leadership Lunch
- **4/11:** Project Reflection Site Visit
- **4/14-15:** Kaufman City Council Retreat
- **4/16:** Meeting w/ Judy Kurtz (M&D Real Estate)
- **4/17:** Kaufman Chamber Board Meeting
- **4/18:** Good Friday Holiday
- **4/21:** Vacation Day (Stewart)
- **4/23:** Project AC/DC Site Visit
- **4/25:** Texas Downtown Association Regional Roundtable – Public Art & Marketing (Corsicana – Emily)
- **4/28:** April City Council Meeting
- **4/30:** Call w/ Project Jersey; Kaufman College Session 1 (Emily)
- **5/1:** Meeting w/ Kimley-Horn Engineering; Meeting w/ Viking Film Works (Photography)
- **5/5:** North Central Texas Economic Development District Board Meeting
- **5/7:** Meeting w/ John Chong (Developer)
- **5/8:** KEDC-Chamber Monthly Meeting

Prospect Lead Responses: Projects Simm Texas, Z Star, Spring Garden, Lab Coat, Vest Villa, Cupboard, Waco

Upcoming Events: Select USA FDI Summit (5/10-14); Monthly Kaufman City Council Meeting (5/19); Memorial Day Holiday (5/26); Chief Davis Retirement Ceremony (5/29)

Next Regular KEDC Board Meeting: Tuesday, June 10<sup>th</sup>

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



<b>Meeting Date: 5-8-2025</b>	<b>Date: 5-5-2025</b>	<b>Item #: 4</b>	<b>Dept.: KEDC</b>
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(Check one)

**Consent**                       **Action**                       **Discussion**

**SUBJECT:**  
 Consider and take appropriate action on a site enhancement matching grant for Joshua & Jenna Beard (applicant) at 106 S. Jefferson St., Kaufman, TX for the purpose of a future salon and spa-related business.

**BACKGROUND:**  
 Joshua & Jenna Beard are purchasing the building at 106 S. Jefferson St. (former Child & Family Guidance Center) for future salon and spa uses. Jenna Beard currently operates a similar business in another community and she plans to bring that business to 106 S. Jefferson. The property currently has quite a bit of structural work needed as part of the renovation, currently estimated to be over \$137,000 in repairs and upgrades. Below are the matching funds based on the current contractor’s estimate:

- Parking/Striping: \$10,000 (\$5,000 max. award)
- Siding: \$10,000 (\$5,000 max. award)
- New Roof: \$10,000 (\$5,000 max. award)
- Doors: \$3,000 (\$1,500 max. award)
- Exterior Paint: \$15,000 (\$3,000 max. award)
- Current Maximum Potential Matching Grant: \$19,500

The applicant’s contractor has a couple additional items they are getting numbers on, including windows, accent lighting and signage. The applicant is also investing heavily into needed foundation repairs. These numbers will be available prior to the meeting.

**\*Approval by the board will need to be contingent upon business formation for contractual purposes.**

<b>Author:</b> Stewart McGregor, KEDC Executive Director	<b>Reviewed:</b> Stewart McGregor, KEDC Executive Director
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<b>Cost:</b> At least \$19,500	<b>Funds Available:</b> KEDC Budget	<b>Source:</b> KEDC Budget
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**Recommendation:**  
**Discussion & Action**

<b>Safe &amp; Secure</b> <input type="checkbox"/>	<b>Business Friendly/Economic Development</b> <input checked="" type="checkbox"/>	<b>Partnership &amp; Community Involvement</b> <input type="checkbox"/>	<b>Healthy &amp; Environmentally Cons. Comm.</b> <input type="checkbox"/>	<b>Financial &amp; OPS Stewardship</b> <input type="checkbox"/>
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# Chris Zmolik Construction Inc.

P.O. Box 1707  
Forney, Tx 75126  
214-707-5545  
chris@zmolikcompanies  
www.zmolikcompanies

# Estimate

Estimate No: 608  
Date: 04/15/2025

**For:** Joshua Beard  
beard.joshuab@gmail.com  
106 S Jefferson St  
Kaufman, TX, 75142-1928

**Address** 106 S Jefferson St Kaufman

Description	Amount
City of kaufman permit	\$1,000.00
Builders Risk	\$1,200.00
Termite treatment	\$1,200.00
Foundation repair	\$15,000.00
Parking area and striping	\$10,000.00
Demo add on room Interior demo 4000.00 Framing 6000.00	\$10,000.00
Lumber and siding	\$10,000.00
Plumbing	\$6,500.00
Electrical	\$4,000.00
New roof Composition shingles	\$10,000.00
HVAC. Add supplies in new rooms	\$2,500.00
New front 2000.00 back doors. 1000.00	\$3,000.00
Security system	\$1,800.00

Description	Amount
Insulation	\$1,500.00
Sheet rock tape/ bed and texture	\$3,600.00
Cabinets	\$4,500.00
Trim materials and labor	\$4,000.00
Painting Interior 10,000.00 Exterior. Sanding, scraping , prime and paint. 15,000.00	\$25,000.00
Countertops. 4000.00 Sinks. 1000.00	\$5,000.00
Flooring n	\$4,500.00
Appliances	\$2,500.00
Lighting and plumbing fixtures	\$1,500.00
Hardware. 300.00 Hardware trim labor. 500.00	\$800.00
Back splash	\$1,000.00
Exterior dirt work and grading	\$1,300.00
Dumpster. 1000.00 Portable toilet. 700.00	\$1,700.00
Contractor fee	\$4,000.00
	Subtotal \$137,100.00
	TAX 0% \$0.00
	Total \$137,100.00
	<b>Total \$137,100.00</b>