



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, JULY 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 June 10, 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 discuss an Opinion of Probable Construction Costs (OPCC) report from Kimley-Horn for water, wastewater and road infrastructure at the Kaufman Commerce Park.
5. Consider and discuss the Fiscal Year 2025-2026 Kaufman Economic Development

Corporation budget.

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

6. A. 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, Spring Garden, Kaleidoscope, Flashlight, Sandstone, Hanover

RECONVENE INTO OPEN SESSION

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

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

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

ADJOURNMENT

I, STEWART MCGREGOR, EXECUTIVE DIRECTOR, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON THURSDAY, JULY 3, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS

PRECEDING THE SCHEDULE TIME OF SAID MEETING.

STEWART McGREGOR
EXECUTIVE DIRECTOR

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

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

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City of Kaufman

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Revenue & Expense Report

16:08 07/02/25

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department:

Non departmental

Program:

Period Ending: 7/2025

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							
32-4105-000-0	General Sales & Use	640,000.00-			488,458.72-	151,541.28-	23.678
632,608.46-	593,426.04-						
Subtotal:		640,000.00-			488,458.72-	151,541.28-	23.678
632,608.46-	593,426.04-						
32-4604-000-0	Interest Income	40,000.00-			33,300.47-	6,699.53-	16.749
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-		
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-			47,800.47-	2,199.53-	4.399
2,838,868.44-	42,828.12-						
Program number:		690,000.00-			536,259.19-	153,740.81-	22.281
3,471,476.90-	636,254.16-						
Department number: Non departmental		690,000.00-			536,259.19-	153,740.81-	22.281
3,471,476.90-	636,254.16-						
Revenue		690,000.00-			536,259.19-	153,740.81-	22.281
3,471,476.90-	636,254.16-						

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Page 2		Revenue & Expense Report					
16:08 07/02/25		Department: Non departmental			Program:		
Fund: 32 ECONOMIC DEVELOPMENT CORP.		Period Ending: 7/2025					
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							
32-5101-000-0	Salaries & Wages	153,235.00			96,720.75	56,514.25	36.881
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			96,720.75	62,609.95	39.296
150,028.06	152,322.50						
32-5203-000-0	Operating Supplies	2,000.00			940.20-	2,940.20	147.010
4,779.18	39.41-						
32-5213-000-0	Meetings	17,000.00			15,550.34	1,449.66	8.527
6,919.93	5,446.37						
32-5214-000-0	Promotional Material	4,804.34			832.94-	5,637.28	117.337
10,488.40	3,078.00						
32-5220-000-0	Minor Tools & Equipm	8,550.00			4,264.99	4,285.01	50.117
7,442.16	6,800.00						
Subtotal:		32,354.34			18,042.19	14,312.15	44.236
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			10,725.85	5,484.15	33.832
23,255.00	10,960.00						
32-5305-000-0	Licenses, Dues & Sub	7,625.00			3,078.92	4,546.08	59.621

6,151.93	3,918.25				
32-5306-000-W	Utilities-Electric/W	550.00	375.28	174.72	31.767
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	2,813.52	3,511.48	55.517
4,585.42	2,174.00				
32-5330-000-0	Travel	11,350.00	4,676.94	6,673.06	58.793
6,429.10	8,281.58				
32-5352-000-0	Maintenance-Grounds	8,000.00	2,862.35	5,137.65	64.221
8,000.00	8,200.00				
32-5362-000-0	Professional Svcs-Ad	84,457.43	33,631.28	50,826.15	60.180
103,083.62	69,859.88				
32-5363-000-0	Professional Svcs-Te	10,700.00	11,525.00	825.00-	-7.710
9,500.00	7,920.17				
Subtotal:		146,317.43	69,711.46	76,605.97	52.356
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
82,519.11	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
232,519.11	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	491,474.40	228,528.07	31.740
3,411,557.37	467,539.47				

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City of Kaufman

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Revenue & Expense Report

16:08 07/02/25

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department:

Non departmental

Program:

Period Ending: 7/2025

Account Prior Year	Description 2 Years Prior	Current Year	Current Month	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent
Actual	Actual	Budget	Actual				
Total							
3,411,557.37	Department number: Non departmental 467,539.47	720,002.47			491,474.40	228,528.07	31.740
3,411,557.37	Expenditure Subtotal ----- 467,539.47	720,002.47			491,474.40	228,528.07	31.740
59,919.53-	Fund number: 32 ECONOMIC DEVELOPMENT CORP. 168,714.69-	30,002.47			44,784.79-	74,787.26	249.270
***** End of Report *****							



**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, JUNE 10, 2025 – 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

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

Vice President Ratcliffe called the KEDC meeting to order at 6:05 p.m. Directors present were Barry Ratcliffe, Ben Brashear, and Tommy Henricks. Director Jane Lucas joined the meeting at 6:08 p.m. President Gillenwater was absent. Vice President Ratcliffe declared a quorum present. Also, present were Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, and Economic Development Director Stewart McGregor.

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

No comments were given.

CONSENT AGENDA

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

Director Brashear presented the monthly Financial Report for the KEDC.

Vice President Ratcliffe made a motion to approve the monthly Financial Report. The motion was seconded by Director Henricks and passed 3/0.

2. Consider and take appropriate action on the minutes from the May 8, 2025 Kaufman Economic Development Corporation meeting.

Director Brashear made a motion to approve the minutes from the May 8, 2025, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Henricks and passed 3/0.

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

3. KEDC Executive Director's Report - Discussion Only (No Action Taken)

3.1) Staff Report on monthly Kaufman EDC marketing and prospect activities;

- 3.2) Staff Report on monthly business retention and expansion (BRE) activities;
- 3.3) Staff Report on monthly commercial development activities;
- 3.4) Staff Report on events attended by KEDC Staff

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

DISCUSSION/ACTION ITEMS

- 4. Consider and take appropriate action on a grant application for the Economic Development Administration's FY 2025 Disaster Supplemental Economic Adjustment Assistance program.

Mr. McGregor outlined the Economic Development Administration's FY 2025 Disaster Supplemental Economic Adjustment Assistance Grant Program. There was a discussion regarding potential projects, the application process, and the potential benefits to the community.

Director Lucas made a motion to authorize the Executive Director to submit a grant application for the Economic Development Administration's FY 2025 Disaster Supplemental Economic Adjustment Assistance Program. The motion was seconded by Director Henricks and passed 4/0.

- 5. Consider and discuss the Fiscal Year 2025-2026 Kaufman Economic Development Corporation budget.

Mr. McGregor gave the corporation an overview of various potential projects for the KEDC's 2025-2026 budget.

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:

Vice President Ratcliffe recessed into Executive Session at 6:23 p.m.

- 6. A. Section 551.071 - CONSULTATION WITH ATTORNEY. To consult with 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: rights and obligations of the EDC regarding a real estate broker agreement

- B. 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, Kaleidoscope, Flashlight, Sandstone, Hanover

RECONVENE INTO OPEN SESSION

Vice President Ratcliffe reconvened into open session at 7:06 p.m.

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

There were no actions required 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.

No comments were given.

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

No comments were given.

ADJOURNMENT

There being no further business, Vice President Ratcliffe adjourned the meeting at 7:07 p.m.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer

Executive Director's Report July 8, 2025

Calendar

- **6/11:** Call w/ Collett Retail (Developer)
- **6/12:** KEDC-Chamber Monthly Meeting
- **6/13:** Workforce Solutions North Central Texas Kaufman County Market Research Call
- **6/16:** Wayne Gent Dr. Road Dedication Ceremony
- **6/17:** Call w/ Kimley-Horn on Kaufman Commerce Park Water/Wastewater Analysis
- **6/18-20:** TEDC Mid-Year Conference (Rockwall)
- **6/23:** Emily Golden's Birthday; Call w/ Project AC/DC Contractor; Meeting w/ Kimley-Horn on Kaufman Commerce Park Utilities & June Monthly City Council Meeting
- **6/24:** Meeting w/ TVCC Small Business Development Center
- **6/25:** Meeting w/ County Judge Allen; Workforce/HR Roundtable Meeting; Workforce Solutions North Central Texas Targeted Occupations Webinar
- **6/26:** Kaufman Chamber Board Meeting; Kaufman College Class (Emily); Lion's Club Installation Dinner
- **6/27:** Call w/ Kimley-Horn (Commerce Park Infrastructure OPC); Call w/ NCTCOG (EDA Grant Application)
- **6/30:** Meeting w/ American National Bank
- **7/1:** Agile Cold Storage Workforce Needs Call
- **7/2:** Meeting w/ Texas Health Kaufman Community Relations
- **7/3:** Vacation Day (Stewart)
- **7/4:** Independence Day Holiday

Prospect Lead Responses: Project Espresso Shot & Dallas Chamber Manufacturing Lead

Upcoming Events: Monthly City Council Meeting (7/28); Kaufman Economic Summit (8/7); KEDC Director on Vacation (8/13-27)

Next Regular KEDC Board Meeting: Tuesday, August 12th (**may change due to budget timeline*)

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



Meeting Date: 7-8-2025	Date: 7-2-2025	Item #: 4	Dept.: KEDC
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(Check one)

Consent

 Action

 Discussion

SUBJECT:
 Discuss and consider an Opinion of Probable Construction Costs (OPCC) report from Kimley-Horn for water, wastewater and road infrastructure at the Kaufman Commerce Park.

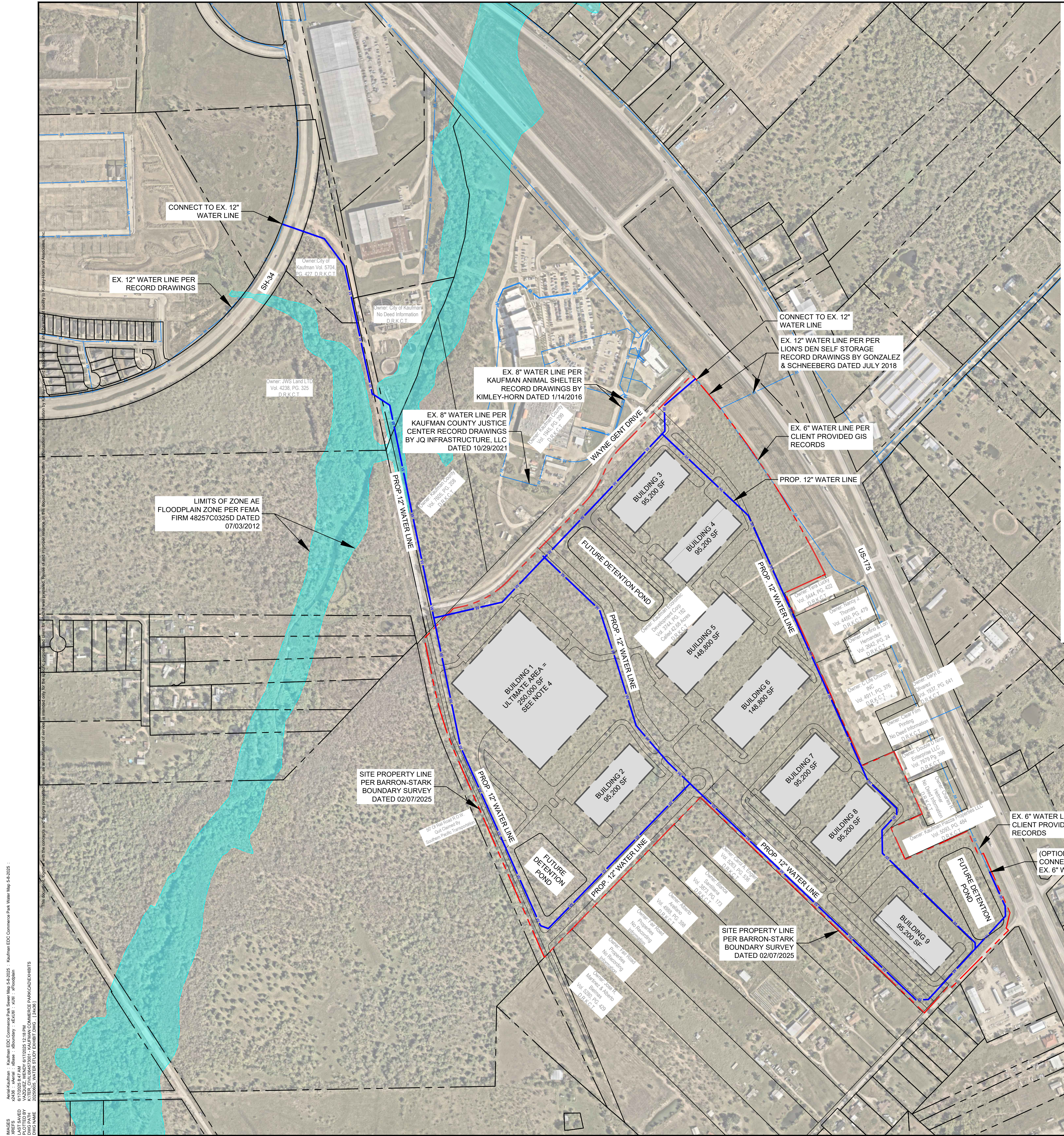
BACKGROUND:
 Due to interest in the Commerce Park property, the KEDC commissioned Kimley-Horn to evaluate utility needs and potential development costs associated with this report. This report will be used with the application for infrastructure funding through the Economic Development Administration. The infrastructure can be phased in over time instead of developed all at once and the City has added these projects to their Capital Improvement Project (CIP) master plan.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: N/A	Funds Available: N/A	Source: N/A
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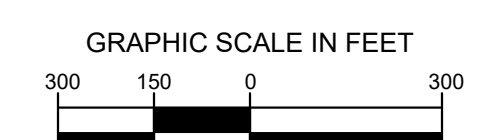
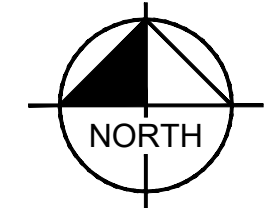
Recommendation:
 Discussion

Safe & Secure <input type="checkbox"/>	Business Friendly/Economic Development <input checked="" type="checkbox"/>	Partnership & Community Involvement <input type="checkbox"/>	Healthy & Environmentally Cons. Comm. <input type="checkbox"/>	Financial & OPS Stewardship <input type="checkbox"/>
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LEGEND

- EXISTING PROPERTY LINE
- - - SUBJECT SITE PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- FUTURE BUILDING OUTLINE
- FLOODPLAIN LIMITS



NOTES

1. EXISTING WATER LINES ASSUMED FROM CLIENT PROVIDED GIS MAPS AND RECORD DRAWINGS REFERENCE LISTED BELOW:
 - A. KAUFMAN COUNTY JUSTICE CENTER BY JQ INFRASTRUCTURE LLC DATED 10/29/2021
 - B. KAUFMAN ANIMAL SHELTER BY KIMLEY-HORN AND ASSOCIATES DATED 01/14/2021
 - C. KINGS FORT ADDITION - PHASE 2 BY PSA ENGINEERING DATED 11/14/2016
 - D. LION'S DEN SELF STORAGE BY GONZALEZ & SCHNEEBERG DATED JULY 2018
2. DESIGN CRITERIA BASED ON CITY OF KAUFMAN STANDARDS OF DESIGN AND CONSTRUCTION - APPENDIX 1
3. THIS STUDY WAS COMPLETED WITHOUT ON-THE-GROUND SURVEY. CAD PARCEL LINWORK WAS USED FROM KAUFMAN COUNTY APPRAISAL DISTRICT.
4. BUILDING 1 SHOWN AS 250,000 SF WITH PROJECT SPECIFIC LOADING CRITERIA AS SHOWN IN TABLE BASED ON CLIENT PROVIDED DEMAND VALUES OF 10,000,000 GALLONS OF WATER A MONTH.
5. THE MINIMUM WATER MAIN SIZE TO SERVE COMMERCIAL SHALL BE 12" PER CITY OF KAUFMAN DESIGN STANDARDS. FUTURE SYSTEM MODELING WILL BE REQUIRED TO DETERMINE THE REQUIRED WATER MAIN SIZE TO SERVE THE DEVELOPMENT.

TABLE A - WATER DEMANDS

Region	Land Use/Building	Area (SF)	WATER DEMANDS							Fire Flow (gpd)	Fire Flow (gpm)**
			Average Day Demand (gpd)*	Average Day Demand (gpm)	Average Day Demand (MGD)	Peaking Factor (Peak Hour)	Peak Hour Demand (gpd)	Peak Hour Demand (gpm)	Peak Hour Demand (MGD)		
1	Light Industrial (Bldg 1)	250,000	333,333	231.48	0.333	1.25	416,667	289.35	0.417	2,880,000	2,000
	Light Industrial (Bldg 2)	95,200	8,330	5.78	0.008	1.25	10,413	7.23	0.010	2,340,000	1,625
2	Light Industrial (Bldg 3)	95,200	8,330	5.78	0.008	1.25	10,413	7.23	0.010	2,340,000	1,625
	Light Industrial (Bldg 4)	95,200	8,330	5.78	0.008	1.25	10,413	7.23	0.010	2,340,000	1,625
	Light Industrial (Bldg 5)	148,800	13,020	9.04	0.013	1.25	16,275	11.30	0.016	2,880,000	2,000
3	Light Industrial (Bldg 6)	148,800	13,020	9.04	0.013	1.25	16,275	11.30	0.016	2,880,000	2,000
	Light Industrial (Bldg 7)	95,200	8,330	5.78	0.008	1.25	10,413	7.23	0.010	2,340,000	1,625
	Light Industrial (Bldg 8)	95,200	8,330	5.78	0.008	1.25	10,413	7.23	0.010	2,340,000	1,625
	Light Industrial (Bldg 9)	95,200	8,330	5.78	0.008	1.25	10,413	7.23	0.010	2,340,000	1,625
Totals		1,368,800	742,687	515.75	0.743		928,358	644.69	0.928		

Note: Light Industrial Building 1 Average & Max Day Demands based on client provided demand values of 10,000,000 gallons of water month.

Note: Light Industrial fire flow based on a 4 hour flow duration.

*Average Day Demands for Light Industrial Buildings 2-9 based on DMU's Water and Wastewater Procedures and Design Manual.

**Per Kaufman Standards of Design and Construction, IFC2015 were referenced for fire flow calculations and assumed automatic sprinkler reduction and utilizes the allowed reduction of 25% fire flow requirement per Table B105.2 Construction type assumed to be Type IIB per the 2015 IBC.

TABLE B - Design Criteria

Land Use	Pop./SF	Pop./Unit*	Avg. Daily Flow Capita (gpd)*	Peaking Factor (Max Day)**	Peaking Factor (Peak Hour)**
Light Industrial	1 per 400 sf	N/A	35	2.4	1.25

*Design Criteria based on DMU's Water and Wastewater Procedures and Design Manual

**Factors based on TCEQ 290.38

***Per Kaufman Standards of Design and Construction, IFC2015 were referenced for fire flow calculations.

Images: Aerial/Kaufman - Kaufman EDC Commerce Park, Sheet Map 5-3-2025 - Kaufman EDC Commerce Park Water Map 5-3-2025
 Plotted by: VAD0212, 06/17/2025 11:51 AM
 DWG NAME: 20250505_Water_Study_DWG01.dwg (1/2000)

NO.	REVISIONS	DATE	BY

Kimley-Horn
 203 WEST NASH STREET, SUITE 100
 TERRELL, TX 75160
 PHONE: 469-485-2998 FAX: 972-236-3820
 WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 Matthew A. Lucas
 P.E. No. 108727 Date: 6/17/2025

KHA PROJECT 064573001	DATE 6/17/2025	SCALE AS SHOWN	DESIGNED BY MATHIAS	DRAWN BY MATHIAS	CHECKED BY MATHIAS
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KAUFMAN COMMERCE PARK
 PREPARED FOR
KAUFMAN EDC
 CITY OF KAUFMAN, TEXAS

WATER STUDY EXHIBIT
 SHEET NUMBER
1 OF 1

PURPOSE OF STUDY: KH CONDUCTED A WATER STUDY FOR THE SUBJECT SITE WITH THE PURPOSE OF ESTABLISHING A MAXIMUM WATER DEMAND EVALUATION BASED UPON THE "EXHIBIT C" CONCEPT PLAN INCLUDED IN THE CITY OF KAUFMAN PD-31. THIS STUDY INCLUDED COORDINATION WITH THE CITY TO GATHER RECORD INFORMATION FOR THE SITE AND SURROUNDING AREA, DEVELOPMENT OF BUILDOUT DESIGN FLOWS BASED ON ONE LAND USE PLAN PROVIDED, AND PREPARATION OF A SCHEMATIC WATER DEMAND EVALUATION ENCOMPASSING DOMESTIC AND FIRE FLOWS TO DETERMINE THE POTENTIAL MAXIMUM DEMAND FOR THE SUBJECT SITE. PIPELINE SIZING WAS NOT INCLUDED IN THIS SCOPE, AS IT REQUIRED SYSTEM MODELING, WHICH WAS BEYOND THE SCOPE OF WORK.

Kimley-Horn and Associates, Inc.
203 West Nash Street, Suite 100
Terrell, TX 75160

Contact: Mike Feather, P.E. (972-391-7414)

Date: 6/24/2025

Attached Exhibits: #1-3

*****IMPORTANT NOTES*****

General:

1. This Opinion of Probable Cost (OPC) is based upon the land plan prepared by Kimley-Horn dated June 17, 2025. Kimley-Horn and Associates, Inc. ("KH" or Engineer") has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinion of probable construction cost (OPCC) provided herein are based on the information known to the Engineer at this time and represents only the Engineer's judgment as a design professional familiar with the construction industry. Proposals, bids, and actual construction costs will vary from this OPCC.
2. This OPCC is based on limited information, the level of design completeness, and not on final and approved plans. As a result, the Engineer is using certain allowances and approximations to determine the scope, quantities, and costs represented in the OPCC. The Engineer does not consider this information to be accurate and completed, but rather as a general approximation with an unknown amount of error.
3. This OPCC is based on: Water OPC Exhibit Dated: 6/23/2025 which is attached to this OPCC for reference.
4. This OPCC is based on: Wastewater OPC Exhibit Dated: 6/23/2025 which is attached to this OPCC for reference.
5. This OPCC is based on: Roadway OPC Exhibit Dated: 6/23/2025 which is attached to this OPCC for reference.
6. This OPCC should only be considered complete if the attachment are included.
7. This OPCC was prepared without City or jurisdictional agency review and approval of final plans and permits. Therefore, it is subject to change during jurisdictional agency review and approval process.
8. This OPCC is prepared without the benefit of detailed design & studies, geotechnical information, and with limited communication with city, franchise utility providers, or easement owners. Where applicable, this OPC utilizes City of Kaufman design criteria.
9. This OPCC is for new construction only. Existing facilities exist in the project area that are unknown and may need removed or relocated. Since these are unknown, they are not included in this estimate. Quantities are preliminary and subject to final approval of construction plans by the City of Kaufman.
10. Unit prices are subject to market conditions and may vary from this OPCC. Inflation is not factored in and cost for material testing should be verified by Client.
11. This OPCC was prepared for our client and is only to be used by our client.
12. Questions regarding this OPCC should be directed to the contact person noted above.
13. Costs for Environmental Site Assessments and WOUS Determinations and/or Permits are not included in this OPC.
14. We assume the property is zoned for the intended use, and changes to zoning, or special use permit will not be required.
15. We assume the adjacent water, wastewater, and storm sewer lines are adequate to serve the development, and no off-site main extensions will be required. Existing infrastructure is shown per files provided by the Client. No topographic survey or field verification of existing conditions has been performed by KH. As such, the location, capacity, and configuration of existing infrastructure is assumed to be as provided.
16. No design or study of off-site improvements to water, wastewater, roadways, traffic signals, or any other utility or improvement is known at this time, and therefore this OPCC does not include costs associated with them.
17. Electrical (such as lighting), structural (such as retaining walls), and site signage is beyond the scope of this OPCC and their costs are not included.
18. This OPCC does not include costs for these common items:
 - a. Jurisdictional fees, application and review fees, zoning fees, permit fees, impact fees, pro-rata fees, assessments, taxes.
 - b. Tree impact or mitigation.
 - c. Franchise utility locating, extension, relocation, and service fees.
 - d. Off-Site improvements unless otherwise noted.
 - e. Off-Site easement and right-of-way acquisition.
 - f. Environmental site assessments and geotechnical investigations.
 - g. Construction surveying and staking.
 - h. Construction administration and management.
 - i. Payment, performance, and maintenance bonds
 - j. Construction inspection, City inspection fees, KH Construction Phase Services.
 - k. Construction materials testing.
 - l. Temporary traffic control for construction.
 - m. Construction phasing, multiple mobilizations.
 - n. Storm Water Pollution Prevention Plan (SWPPP) implementation.
 - o. Rock excavation for grading and utility installation.
 - p. Unusual or adverse soil conditions.
 - q. Groundwater mitigation.
 - r. US Army Corps of Engineers coordination or permitting.
 - s. Floodplain impact or reclamation.
 - t. Building pad preparation such as moisture conditioning or select fill.
 - u. Irrigation and landscape costs.
 - v. Landscape and pedestrian amenities.
19. No Design was completed for the roadways and we are providing high-level pricing based on the cross sections shown and have made the following assumptions:
 - a. 10' curb inlet each side of road every 500'
 - b. 21" RCP laterals to each curb inlet
 - c. Average of 36" RCP storm main for length of roadway
 - d. 10" thick paving for Type B Roadway and 8" for Type C Roadway in accordance with City Criteria
 - e. 2' of Earthwork and ROW Preparation included in cost estimate



KAUFMAN COMMERCE PARK
PRELIMINARY OPINION OF PROBABLY CONSTRUCTION COST
IMPORTANT NOTES ATTACHED

06/24/2025

PROJECT NAME:	Kaufman Commerce Park	CREATED BY:	ALV
CITY:	City of Kaufman, Kaufman County, Texas	CHECKED BY:	MAL
JOB NUMBER:	064573001	REVISED BY:	ALV

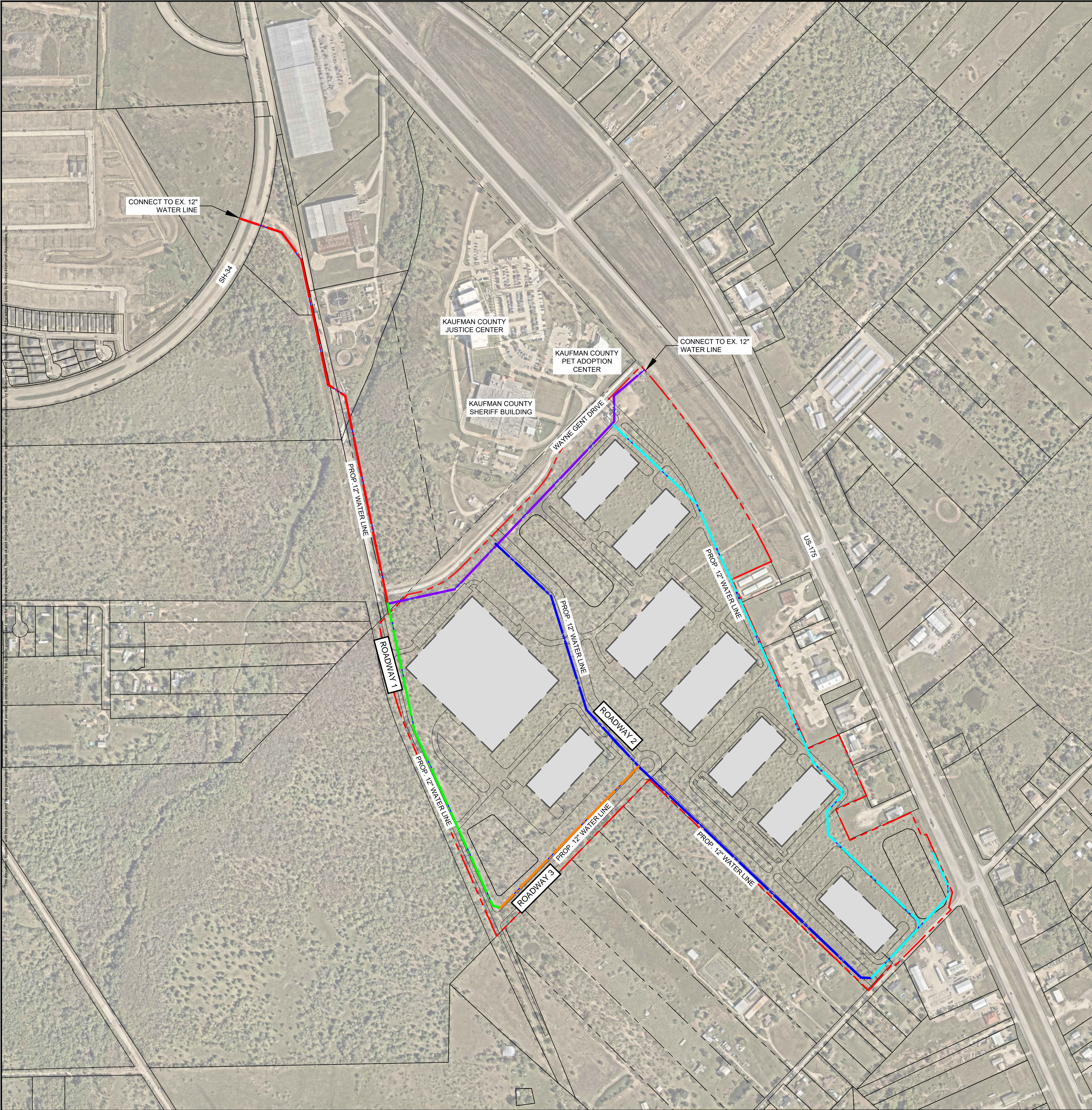
WATER														
DESCRIPTION	UNIT	UNIT PRICE	Offsite		Wayne Gent Frontage		Roadway 1		Roadway 2		Roadway 3		Onsite Extension	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
12" P.V.C. WATERLINE (INCLUDING BLOCKING, FITTINGS, BENDS, TEES & PLUGS)	LF	\$ 140.00	2,724	\$ 381,360.00	2,271	\$ 317,940.00	2,056	\$ 287,840.00	3,678	\$ 514,920.00	1,237	\$ 173,180.00	4,847	\$ 678,580.00
FIRE HYDRANT ASSEMBLY (INCLUDING LEAD, TEE, VALVE AND BLOCKING)	EA	\$ 11,000.00	7	\$ 77,000.00	6	\$ 66,000.00	5	\$ 55,000.00	9	\$ 99,000.00	3	\$ 33,000.00	12	\$ 132,000.00
TRENCH SAFETY	LF	\$ 3.00	2,724	\$ 8,172.00	2,271	\$ 6,813.00	2,056	\$ 6,168.00	3,678	\$ 11,034.00	1,237	\$ 3,711.00	4,847	\$ 14,541.00
TESTING (EXCLUDING GEOTECH)	LF	\$ 2.00	2,724	\$ 5,448.00	2,271	\$ 4,542.00	2,056	\$ 4,112.00	3,678	\$ 7,356.00	1,237	\$ 2,474.00	4,847	\$ 9,694.00
BONDS	%	2.00%	\$ 469,890.00	\$ 9,397.80	\$ 391,747.50	\$ 7,834.95	\$ 354,660.00	\$ 7,093.20	\$ 634,455.00	\$ 12,689.10	\$ 213,382.50	\$ 4,267.65	\$ 836,107.50	\$ 16,722.15
INSPECTION FEE	%	3.00%	\$ 469,890.00	\$ 14,096.70	\$ 391,747.50	\$ 11,752.43	\$ 354,660.00	\$ 10,639.80	\$ 634,455.00	\$ 19,033.65	\$ 213,382.50	\$ 6,401.48	\$ 836,107.50	\$ 25,083.23
TOTAL WATER				\$ 493,385		\$ 411,335		\$ 372,393		\$ 666,178		\$ 224,052		\$ 877,913

SANITARY SEWER														
DESCRIPTION	UNIT	UNIT PRICE	Offsite - Phase 1		Offsite - Phase 2		Onsite - Phase 1		Onsite - Phase 2		Onsite - Phase 3		Onsite - Phase 4	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
8" SDR-35 P.V.C. SEWER LINE	LF	\$ 80.00		\$ -		\$ -		\$ -	1,844	\$ 147,520.00	1,508	\$ 120,640.00	1,096	\$ 87,680.00
10" SDR-35 P.V.C. SEWER LINE	LF	\$ 110.00	276	\$ 30,360.00	1,848	\$ 203,280.00	795	\$ 87,450.00		\$ -		\$ -		\$ -
4' DIAMETER MANHOLE	EA	\$ 16,500.00	1	\$ 16,500.00	4	\$ 66,000.00	2	\$ 33,000.00	5	\$ 82,500.00	3	\$ 49,500.00	3	\$ 49,500.00
TRENCH SAFETY	LF	\$ 3.00	277	\$ 831.00	1,852	\$ 5,556.00	795	\$ 2,385.00	1,849	\$ 5,547.00	1,508	\$ 4,524.00	1,096	\$ 3,288.00
TESTING (EXCLUDING GEOTECH)	EA	\$ 190.00	1	\$ 190.00	4	\$ 760.00	2	\$ 380.00	5	\$ 950.00	3	\$ 570.00	3	\$ 570.00
BONDS	%	2.00%	\$ 47,882.00	\$ 957.64	\$ 275,600.00	\$ 5,512.00	\$ 123,217.00	\$ 2,464.34	\$ 236,522.00	\$ 4,730.44	\$ 175,237.00	\$ 3,504.74	\$ 141,041.00	\$ 2,820.82
INSPECTION FEE	%	3.00%	\$ 47,882.00	\$ 1,436.46	\$ 275,600.00	\$ 8,268.00	\$ 123,217.00	\$ 3,696.51	\$ 236,522.00	\$ 7,095.66	\$ 175,237.00	\$ 5,257.11	\$ 141,041.00	\$ 4,231.23
TOTAL SANITARY SEWER				\$ 50,276		\$ 289,380		\$ 129,378		\$ 248,348		\$ 183,999		\$ 148,093

PAVEMENT																		
DESCRIPTION	UNIT	UNIT PRICE	Phase 1A		Phase 1B		Phase 2A		Phase 2B		Phase 3A		Phase 3B		Phase 4		Phase 5	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
TYPE B ROADWAY (2 LANES)	LF	\$ 660.00					371	\$ 245,104.20	371	\$ 245,104.20	1,332	\$ 879,073.80	1,786	\$ 1,178,581.80				
TYPE C ROADWAY (2 LANES)	LF	\$ 540.00	1,786	\$ 964,294.20	1,786	\$ 964,294.20												
TYPE C ROADWAY (4 LANES)	LF	\$ 1,080.00													1,786	\$ 1,928,588.40	1,952	\$ 2,107,782.00
BONDS	%	2.00%	\$ 964,294.20	\$ 19,285.88	\$ 964,294.20	\$ 19,285.88	\$ 245,104.20	\$ 4,902.08	\$ 245,104.20	\$ 4,902.08	\$ 879,073.80	\$ 17,581.48	\$ 1,178,581.80	\$ 23,571.64	\$ 1,928,588.40	\$ 38,571.77	\$ 2,107,782.00	\$ 42,155.64
INSPECTION FEE	%	3.00%	\$ 964,294.20	\$ 28,928.83	\$ 964,294.20	\$ 28,928.83	\$ 245,104.20	\$ 7,353.13	\$ 245,104.20	\$ 7,353.13	\$ 879,073.80	\$ 26,372.21	\$ 1,178,581.80	\$ 35,357.45	\$ 1,928,588.40	\$ 57,857.65	\$ 2,107,782.00	\$ 63,233.46
TOTAL PAVEMENT				\$ 1,012,509		\$ 1,012,509		\$ 257,359		\$ 257,359		\$ 923,027		\$ 1,237,511		\$ 2,025,018		\$ 2,213,171

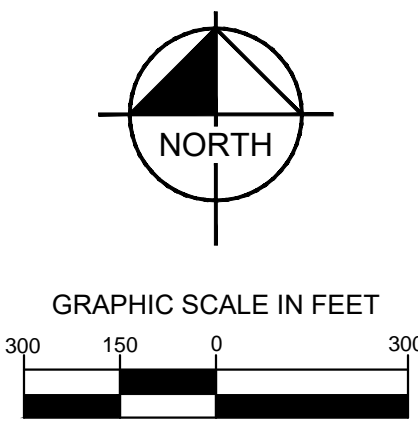
SUMMARY		TOTAL
WATER		\$ 3,045,255
SANITARY SEWER		\$ 1,049,474
PAVEMENT		\$ 8,938,464
Subtotal Construction Costs		\$ 13,033,193
Engineering & Other Soft Costs Allowance (Est. 15%)		\$ 1,954,979
Contingency (20%)		\$ 2,606,639
Kaufman Commerce Park	OPCC Total Cost	\$ 17,594,810

IMAGES: Aerial/Kaufman - Kaufman EDC Commerce Park, Sheet Map 6-2-2025 - Kaufman EDC Commerce Park Water Map 6-2-2025
 LAST REVISED: 6/23/2025 11:05 AM
 PLOTTED BY: VOGEL, ALISON
 DWG NAME: 20250623_WPC EXHIBIT.DWG [1:5000]



NOTES

1. THE INFORMATION SHOWN IS CONCEPTUAL AND PRELIMINARY IN NATURE. IT IS PROVIDED SOLELY FOR PLANNING AND BUDGETING PURPOSES AND DOES NOT REPRESENT FINAL ENGINEERING DESIGN. ALL DESIGN ELEMENTS ARE SUBJECT TO CHANGE PENDING DETAILED ENGINEERING ANALYSIS, FINAL DESIGN, REVIEW AND APPROVAL BY THE CITY OF TERRELL AND OTHER APPLICABLE REGULATORY AGENCIES.
2. THIS EXHIBIT HAS BEEN PREPARED EXCLUSIVELY FOR THE CLIENT TO ASSIST IN PREPARING AN OPINION OF PROBABLE CONSTRUCTION COST FOR CIVIL INFRASTRUCTURE SERVING THE SUBJECT SITE. IT IS NOT INTENDED FOR PERMITTING, CONSTRUCTION, OR REGULATOR APPROVAL. ANY USE OF THIS DOCUMENT BEYOND ITS INTENDED PURPOSE IS AT THE SOLE RISK OF THE USER.
3. EXISTING INFRASTRUCTURE SHOWN IN GRAY IS BASED ON RECORD DRAWINGS. CLIENT PROVIDED GIS MAPPING AND KHA SITE VISIT. NO TOPOGRAPHIC SURVEY HAS BEEN PERFORMED BY KIMLEY-HORN. AS SUCH, THE LOCATION AND CONFIGURATION OF THE EXISTING INFRASTRUCTURE IS APPROXIMATE. KIMLEY-HORN MAKES NO ASSERTIONS TO THE ACCURACY OF THE EXISTING INFRASTRUCTURE SHOWN.
4. THE ALIGNMENT OF THE PROPOSED SITE AND ROADWAY REFLECTS A CONCEPT PLAN PROVIDED BY KAUFMAN EDC. THE ROADWAY LAYOUT AND ASSOCIATED INFRASTRUCTURE ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING DETAILED DESIGN AND FORMAL REVIEW BY THE CITY OF KAUFMAN. IT IS ASSUMED THE ROADWAY WILL BE CONSTRUCTED AHEAD OF OR IN CONJUNCTION WITH THE SUBJECT SITE SHOWN.



LEGEND

- SUBJECT SITE PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED BUILDING OUTLINE

Legend		
Description	Quantity	Unit
--- A. OFF-SITE 12" WATER MAIN EXTENSION	2,723.21	ft
--- B. WAYNE GENT FRONTAGE 12" WATER MAIN	2,270.50	ft
--- C. ROADWAY 1 12" WATER MAIN	2,055.25	ft
--- C. ROADWAY 2 12" WATER MAIN	3,678.03	ft
--- D. ROADWAY 3 - 12" WATER MAIN	1,236.56	ft
--- F. ONSITE 12" WATER MAIN EXTENSION	4,846.90	ft
X FIRE HYDRANT	42	Count

NOTE: HYDRANT SPACING FOLLOWS CITY OF KAUFMAN DESIGN STANDARDS OF MAXIMUM 400' SPACING

No.	REVISIONS	DATE	BY

Kimley»Horn
 203 WEST NASH STREET, SUITE 100
 TERRELL, TX 75760
 PHONE: 469-485-2998 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
 Engineer: MATTHEW A. LUCAS
 P.E. No. 108727 Date: 6/23/2025

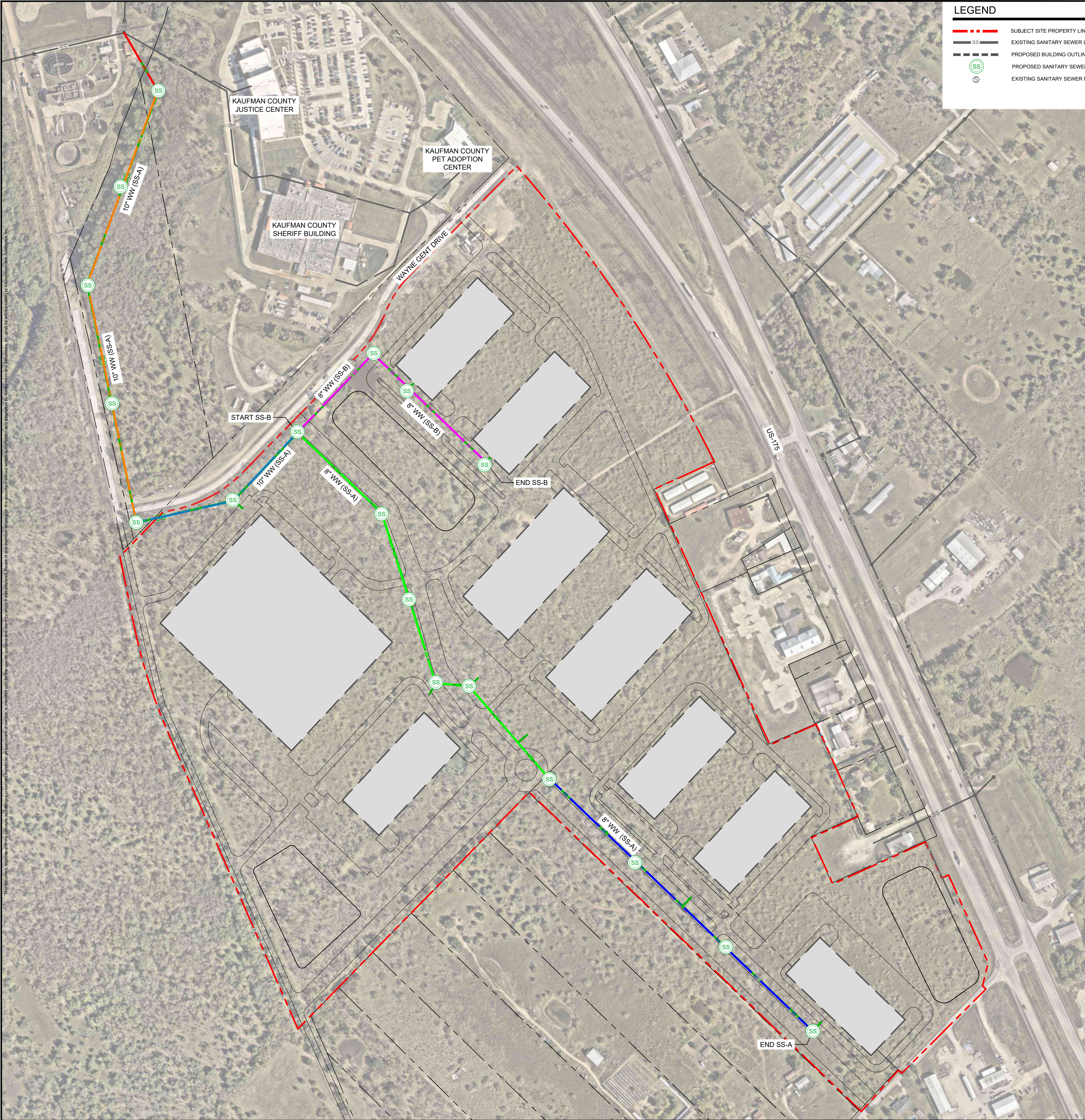
KHA PROJECT	064573001
DATE	6/23/2025
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

KAUFMAN COMMERCE PARK
 PREPARED FOR
KAUFMAN EDC
 CITY OF KAUFMAN, TEXAS

WATER OPC EXHIBIT

SHEET NUMBER
1 OF 3

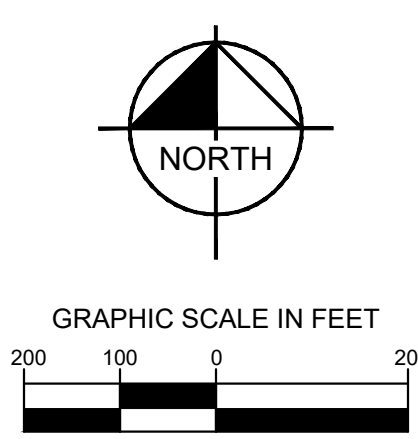
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 PLOTTED BY: VOGEL, ALISON 6/20/2025 11:46 AM
 LAST REVISED: 6/20/2025 12:12 PM
 DWG NAME: 20250505_WW OPC EXHIBIT DWG (24x36)



LEGEND

	SUBJECT SITE PROPERTY LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED BUILDING OUTLINE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE

- NOTES**
1. THE INFORMATION SHOWN IS CONCEPTUAL AND PRELIMINARY IN NATURE. IT IS PROVIDED SOLELY FOR PLANNING AND BUDGETING PURPOSES AND DOES NOT REPRESENT FINAL ENGINEERING DESIGN. ALL DESIGN ELEMENTS ARE SUBJECT TO CHANGE PENDING DETAILED ENGINEERING ANALYSIS, FINAL DESIGN, REVIEW AND APPROVAL BY THE CITY OF TERRELL AND OTHER APPLICABLE REGULATORY AGENCIES.
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 4. THE ALIGNMENT OF THE PROPOSED SITE AND ROADWAY REFLECTS A CONCEPT PLAN PROVIDED BY KAUFMAN EDC. THE ROADWAY LAYOUT AND ASSOCIATED INFRASTRUCTURE ARE PRELIMINARY AND SUBJECT TO MODIFICATION DURING DETAILED DESIGN AND FORMAL REVIEW BY THE CITY OF KAUFMAN. IT IS ASSUMED THE ROADWAY WILL BE CONSTRUCTED AHEAD OF OR IN CONJUNCTION WITH THE SUBJECT SITE SHOWN.



Legend

Description	Quantity	Unit
4' SS MH	20	Count
A. OFFSITE PH. 1 - 10" SS MAIN	276.15	ft
B. OFFSITE PH. 2 - 10" SS MAIN	1,847.13	ft
C. ONSITE PH. 1 - 10" SS MAIN	794.80	ft
D. ONSITE PH. 2 - 8" SS MAIN	1,843.29	ft
E. ONSITE PH. 3 - 8" SS MAIN	1,507.57	ft
F. ONSITE PH. 4 - 8" SS MAIN	1,096.03	ft

NOTE: MANHOLE SPACING FOLLOWS CITY OF KAUFMAN DESIGN STANDARDS OF MAXIMUM 500' SPACING AND CHANGES IN ALIGNMENT

NO.	REVISIONS	DATE	BY

Kimley-Horn
 203 WEST NASH STREET, SUITE 100
 TERRELL, TX 75160
 PHONE: 469-485-2998 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
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Kimley-Horn
 Prepared by: MATTHEW A. LUCAS
 P.E. No. 108727 Date: 6/24/2025

KHA PROJECT	064573001
DATE	6/24/2025
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	

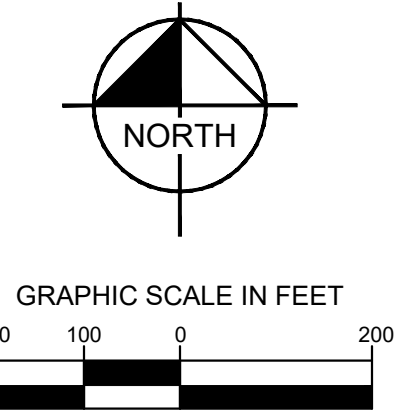
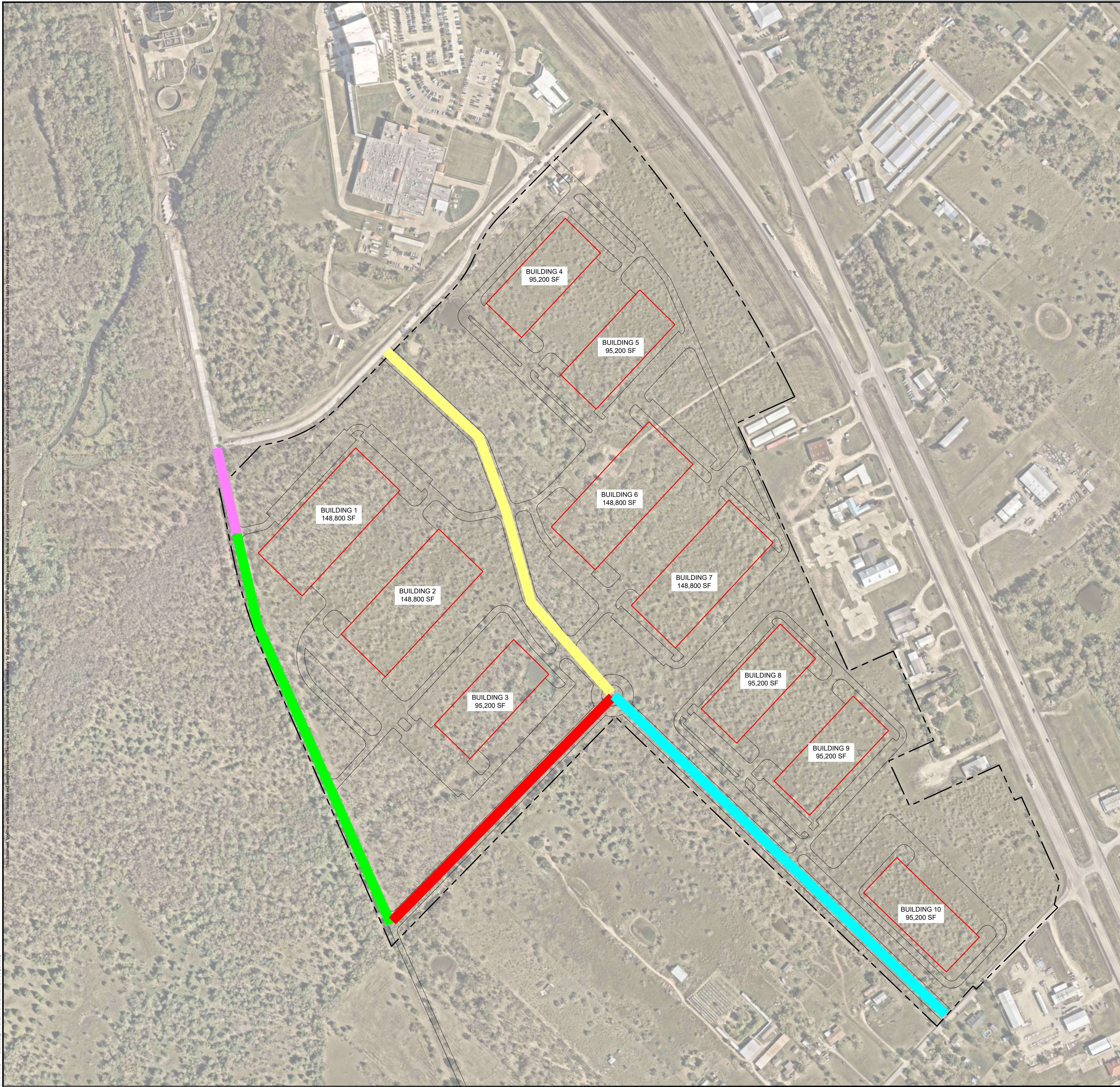
KAUFMAN COMMERCE PARK
 PREPARED FOR
KAUFMAN EDC
 CITY OF KAUFMAN, TEXAS

WASTEWATER OPC EXHIBIT

SHEET NUMBER
2 OF 3

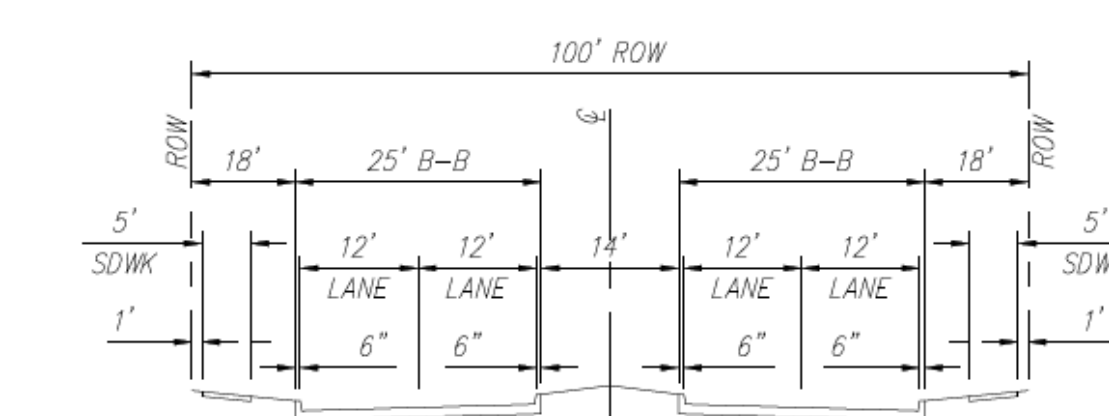
DATE: 6/23/2025
 TIME: 10:00 AM
 PROJECT: KAUFMAN COMMERCE PARK
 SHEET: ROADWAY OPC EXHIBIT SHEETS
 DRAWN BY: ALISON KENNEDY
 CHECKED BY: DAVE HANLEY
 DATE: 6/23/2025

This document, together with the contracts and design presented herein, is a contract document. It is intended to be read and interpreted as a whole. No part of this document shall be construed to modify, amend, or supersede any other part of this contract.

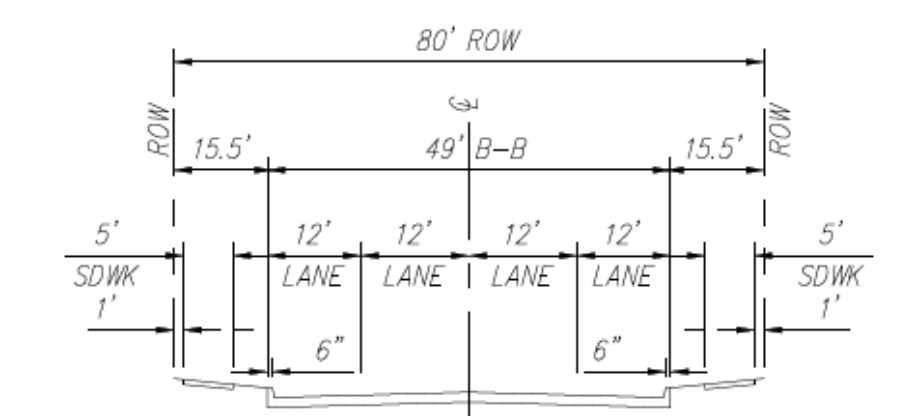


QUANTITY TAKEOFF						
PHASE	ROAD TYPE	LENGTH (FT)	NO. LANES	WIDTH (FT)	AREA (SY)	DEPTH (IN)
1A	Type C	1786	2	48.0	9524	8.0
1B	Type C	1786	2	48.0	9524	8.0
2A	Type B	371	2	48.0	1981	10.0
2B	Type B	371	2	48.0	1981	10.0
3A	Type B	1786	2	48.0	9523	10.0
3B	Type B	1786	2	48.0	9523	10.0
4	Type C	1332	4	96.0	14207	8.0
5	Type C	1952	4	96.0	20818	8.0

NOTE: PAVEMENT PHASING PER CLIENT MEETING DATED 06/17/2025. ROAD TYPE BASED ON CITY OF KAUFMAN DESIGN AND CONSTRUCTION STANDARDS IN ACCORDANCE WITH R.O.W. DIMENSIONS PER ZONING ORDINANCE CONCEPTUAL SITE PLAN.



TYPE 'B' - MINOR ARTERIAL
N.T.S.



TYPE 'C' - MAJOR COLLECTOR (WITHOUT MEDIAN)
N.T.S.

NO.	REVISIONS	DATE	BY

Kimley»Horn
 203 WEST NASH STREET, SUITE 100
 TERRELL, TX 75160
 PHONE: 469-485-2998 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
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 Prepared by: MATTHEW A. LUCAS
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KHA PROJECT	064573001
DATE	6/23/2025
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DESIGNED BY	
DRAWN BY	
CHECKED BY	

KAUFMAN COMMERCE
 PARK
 PREPARED FOR
 KAUFMAN EDC
 CITY OF KAUFMAN, TEXAS

ROADWAY OPC
 EXHIBIT



Meeting Date: 7-8-2025	Date: 7-2-2025	Item #: 5	Dept.: KEDC
-------------------------------	-----------------------	------------------	--------------------

(Check one)
 Consent **Action** **Discussion**

SUBJECT:
 Consider and discuss the Fiscal Year 2025-2026 Kaufman Economic Development Corporation budget.

BACKGROUND:
 The budget planning process for FY 2025-2026 has begun. The Kaufman EDC’s new fiscal year will begin on October 1, 2026. Approval by the City Council will occur in late August and a draft budget will be brought to the KEDC Board at the July meeting. Revenue projections haven’t come in yet, but major expenditures in the current budget are included below. This year’s total revenues are approximately \$690,000 with an unassigned fund balance of approximately \$1.1 million.

Commerce Park Land Debt Service: \$182,000
Staff Salary & Benefits: \$153,232.53
SH 34 Bypass Debt Service: \$100,000
Matching Grants: \$100,000 (placeholder)
Professional Services: \$84,457.43

Total FY 2025 Major Budgetary Items: \$619,689.96

New FY 2026 Initiatives: Website Overhaul (\$10,000); Prairie Creek Crossing Business Park Land Use Assessment (Cost TBD); Commerce Park Professional Services/Infrastructure (Cost TBD); New Printed Maps (Cost TBD)

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

Cost: N/A	Funds Available: N/A	Source: N/A
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Recommendation:
Discussion & Direction along with any potential KEDC Budget priorities for FY 2026

Safe & Secure <input type="checkbox"/>	Business Friendly/Economic Development <input type="checkbox"/>	Partnership & Community Involvement <input type="checkbox"/>	Healthy & Environmentally Cons. Comm. <input type="checkbox"/>	Financial & OPS Stewardship <input checked="" type="checkbox"/>
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