



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
WEDNESDAY, NOVEMBER 12, 2025 AT 6:00 PM
KAUFMAN CITY HALL
EXECUTIVE CONFERENCE ROOM
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 October 14, 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 downtown destination matching grant application for Tony Collins Art, Inc., located at 201 W. Mulberry St., Kaufman, TX 75142.

EXECUTIVE SESSION In accordance with Texas Government Code, Section 551.001, et seq., the

KEDC will recess into Executive Session (closed meeting) to discuss the following:

5. A. 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, Snooze, Jetson, AC/DC, Kettle, Reflection, Waco, Jersey, Cupboard, Spring Garden, Kaleidoscope, Flashlight, Grand Slam, Cherry Blossom, Velocity, Kirby, Sandstone
- B. Section 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: Prairie Creek Crossing Business Park

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

WEDNESDAY, NOVEMBER 5, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE BUSINESS DAYS 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.

glbase_scm1 kedcdir
 Page 1
 15:44 11/05/25
 Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman
 Revenue & Expense Report
 Non departmental
 Period Ending: 11/2025

Department: Non departmental Program:

Account	Description	Current	Current	Encumbrances	Current	Budget	Budget	Prior Year
2 Years Prior		Year	Month		YTD Actual	Balance	Balance	Actual
Actual		Budget	Actual		& Encumbr		Percent	
Total								
32-4105-000-0	General Sales & Use	640,000.00			59,213.67-	699,213.67	109.252	660,572.69-
632,608.46-								
Subtotal:		640,000.00			59,213.67-	699,213.67	109.252	660,572.69-
632,608.46-								
32-4604-000-0	Interest Income	40,000.00				40,000.00	100.000	50,556.38-
43,852.63-								
32-4606-000-0	Miscellaneous Revenu							4,500.00-
3,685.72-								
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-								
32-4631-000-0	Other Fin Sources-No							
2,791,250.00-								
Subtotal:		50,000.00				50,000.00	100.000	65,056.38-
2,838,868.44-								
Program number:		690,000.00			59,213.67-	749,213.67	108.582	725,629.07-
3,471,476.90-								
Department number: Non departmental		690,000.00			59,213.67-	749,213.67	108.582	725,629.07-
3,471,476.90-								
Revenue	Subtotal -----	690,000.00			59,213.67-	749,213.67	108.582	725,629.07-
3,471,476.90-								

glbase_scm1 kedcdir

City of Kaufman

Page 2

Revenue & Expense Report

15:44 11/05/25

Non departmental
Period Ending: 11/2025

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department:

Program:

Account	Description	Current	Current	Encumbrances	Current	Budget	Budget	Prior Year
2 Years Prior		Year	Month		YTD Actual	Balance	Balance	Actual
Actual		Budget	Actual		& Encumbr		Percent	
Total								
32-5101-000-0	Salaries & Wages	162,485.00			2,195.68	160,289.32	98.649	153,269.26
143,942.11								
32-5177-000-0	Retention Pay	10,370.00				10,370.00	100.000	6,108.00
6,085.95								
Subtotal:		172,855.00			2,195.68	170,659.32	98.730	159,377.26
150,028.06								
32-5203-000-0	Operating Supplies	2,000.00			120.37	1,879.63	93.982	355.03-
4,779.18								
32-5213-000-0	Meetings	13,000.00			1,500.00	11,500.00	88.462	16,728.01
6,919.93								
32-5214-000-0	Promotional Material	5,900.00			831.64	5,068.36	85.904	2,068.06
10,488.40								
32-5220-000-0	Minor Tools & Equipm	7,150.00			3,500.00	3,650.00	51.049	7,936.98
7,442.16								
Subtotal:		28,050.00			5,952.01	22,097.99	78.781	26,378.02
29,629.67								
32-5302-000-0	Postage & Delivery	500.00				500.00	100.000	57.87
355.00								
32-5303-000-0	Advertising	13,660.00			1,500.00	12,160.00	89.019	10,825.85
23,255.00								
32-5305-000-0	Licenses, Dues & Sub	7,720.00			2,580.53	5,139.47	66.573	4,134.54
6,151.93								
32-5306-000-W	Utilities-Electric/W	550.00				550.00	100.000	589.92
500.36								
32-5309-000-0	Insurance & Bonds	560.00				560.00	100.000	511.00
511.00								
32-5322-000-0	Tuition & Education	6,200.00			1,925.00	4,275.00	68.952	3,380.59
4,585.42								

32-5330-000-0	Travel	12,950.00	143.64	12,806.36	98.891	8,280.61
6,429.10						
32-5352-000-0	Maintenance-Grounds	8,000.00		8,000.00	100.000	6,862.35
8,000.00						
32-5362-000-0	Professional Svcs-Ad	106,455.00	621.57	105,833.43	99.416	115,412.36
103,083.62						
32-5363-000-0	Professional Svcs-Te	10,500.00	750.00	9,750.00	92.857	13,525.00
9,500.00						
Subtotal:		167,095.00	7,520.74	159,574.26	95.499	163,580.09
162,371.43						
32-5487-000-0	Land Purchase					
2,745,759.10						
Subtotal:						
2,745,759.10						
32-5500-000-0	Matching Grants	75,000.00		75,000.00	100.000	57,237.86
82,519.11						
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	100,000.00
100,000.00						
Subtotal:		175,000.00		175,000.00	100.000	157,237.86
232,519.11						
32-5607-000-0	Note - Principal	8,593.00	8,593.40	.40-	-.005	3,374.41
38,929.59						
32-5608-000-0	Note - Interest	178,407.00	178,406.60	.40		178,625.59
11,070.41						
32-5651-000-0	Note - Issuance Cost					
41,250.00						
Subtotal:		187,000.00	187,000.00			182,000.00
91,250.00						
Program number:		730,000.00	202,668.43	527,331.57	72.237	688,573.23
3,411,557.37						

glbase_scm1 kedcdir

City of Kaufman

Page 3

Revenue & Expense Report

15:44 11/05/25

Non departmental

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department:

Program:

Period Ending: 11/2025

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
3,411,557.37

730,000.00 202,668.43 527,331.57 72.237 688,573.23

Expenditure	Subtotal -----	730,000.00	202,668.43	527,331.57	72.237	688,573.23
3,411,557.37						
Fund number: 32 ECONOMIC DEVELOPMENT CORP.		1,420,000.00	143,454.76	1,276,545.24	89.898	37,055.84-
59,919.53-						
***** End of Report *****						



**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, OCTOBER 14, 2025 – 6:00 P.M.
CITY HALL EXECUTIVE CONFERENCE ROOM
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.**

President Gillenwater called the KEDC meeting to order at 6:07 p.m. Directors present were Charles Gillenwater, Barry Ratcliffe, Ben Brashear, and Jane Lucas. Director Tommy Henricks was absent. President Gillenwater declared a quorum present. Also present were Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, and Economic Development Director Stewart McGregor.

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

No comments were given.

CONSENT AGENDA

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

Director Brashear presented the monthly Financial Report for the KEDC.

Director Brashear made a motion to approve the monthly Financial Report. The motion was seconded by Vice President Ratcliffe and passed 4/0.

2. Consider and take appropriate action on the minutes from the September 15, 2025 Kaufman Economic Development Corporation meeting.

Director Brashear made a motion to approve the minutes from the September 15, 2025, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Lucas and passed 4/0.

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

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

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

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

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

DISCUSSION/ACTION ITEMS

- 4. Consider and take appropriate action on a site enhancement matching grant application from JuDo Properties, LLC for the property at 1407 S. Washington St., Kaufman, TX.

Mr. McGregor presented the application for a site enhancement matching grant from JuDo Properties for the property at 1407 S. Washington St. He reviewed the proposed project and the benefits for the community.

Director Brashear made a motion to approve a site enhancement matching grant application from JuDo Properties, LLC for the property at 1407 S. Washington St., for an amount not to exceed \$25,000.00 in accordance with the grant program. The motion was seconded by Director Lucas and passed 4/0.

- 5. Consider and discuss an alternative date for the November 2025 KEDC Board Meeting.

Mr. McGregor informed the board about the need to reschedule the November KEDC Board meeting. There was a discussion regarding potential dates. The corporation directed staff to reschedule the November 2025 KEDC Board Meeting to November 12, 2025.

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

President Gillenwater recessed into Executive Session at 6:26 p.m.

- 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, Snooze, Jetson, AC/DC, Kettle, Reflection, Waco, Jersey, Cupboard, Spring Garden, Kaleidoscope, Flashlight, Grand Slam, Sandstone, Hanover

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 6:44 p.m.

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

There was no action 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, President Gillenwater adjourned the meeting at 6:45 p.m.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer

Executive Director's Report November 12, 2025

Calendar

- **10/15:** Texoma Tech Hub Intro Call; Meeting w/ Charles Gillenwater & Viking Tao (Bradley Law)
- **10/16:** East Side Allies Quarterly Meeting
- **10/17:** Stewart & Emily at TEDC Sales Tax Workshop (Richardson)
- **10/21:** Kaufman Comprehensive Plan Meeting
- **10/23:** Kaufman Leadership Prayer Lunch; Call w/ Semicon Prospect Lead
- **10/24:** Agile Cold Storage Management Meeting; Project Grand Slam Call; Call w/ TVCC on Agile Incentives
- **10/25:** Kaufman Education Foundation Gala
- **10/27:** Kaufman Middle School Groundbreaking Ceremony; Special Districts 101 Meeting; City Council Meeting
- **10/29-31:** TEDC Annual Conference (San Antonio)
- **10/31:** Halloween on Houston Event
- **11/4:** Call w/ Venture Commercial
- **11/5:** South Pointe Meeting; Kaufman County Day Planning Committee Meeting
- **11/6:** Project Cherry Blossom Site Visit; The Dallas Meetup Commercial Real Estate Networking Event
- **11/10:** Stewart Out of the Office (Vacation Day)
- **11/11:** Veteran's Day Holiday (KEDC Office Closed)
- **11/12:** Business Retention Meeting w/ KLLM; Kaufman Comprehensive Plan Meeting

Prospect Lead Responses: Projects Argonaut, Velocity, Kirby & Vault

Upcoming Events: Monthly City Council Meeting (11/17), Thanksgiving Holiday (11/27-28)

Next Regular KEDC Board Meeting: December 12th

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



Meeting Date: 11-12-2025	Date: 11-5-2025	Item #: 4	Dept.: KEDC
---------------------------------	------------------------	------------------	--------------------

(Check one)

Consent

 Action

 Discussion

SUBJECT:
 Consider and take appropriate action on a downtown destination matching grant application for Tony Collins Art, Inc., located at 201 W. Mulberry St., Kaufman, TX 75142.

BACKGROUND:
 Tony & Holly Collins acquired the building at 201 W. Mulberry St. a couple years ago with plans to relocate their custom lighting and metal art business from The Cedars District in Dallas to Kaufman. They recently sold their property in Dallas and have turned their attention to restoring the building at 201 W. Mulberry (fmr. Mosely Building). They plan to invest over \$270,000 into façade and utility upgrades. The building will house their business headquarters, a retail store/art gallery and a short term rental upstairs with their residence and maintenance of existing office spaces in the center of the first floor. The retail/gallery space will be open until 8:00 p.m. two nights a week and will allow for additional specialty retail on the Square. Renderings for the building façade along with quotes are provided in the packet.

KEDC Staff recommends approval of their grant application not to exceed \$25,000.

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

Cost: \$25,000	Funds Available: FY 2026 Budget	Source: KEDC
--------------------------	---	------------------------

Recommendation:
 Approval

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



DOWNTOWN DESTINATION MATCHING GRANT PROGRAM

INCENTIVE APPLICATION

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

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

Applicant Name: Holly Collins Date: 10/30/25

Legal Business Entity Name: Tony Collins Art, Inc.

Mailing Address: 201 W. Mulberry St., Kaufman, TX 75142

Phone Number: 214.566.4043 Email: holly@tonycollinsart.com

Building Owner (if different from applicant): _____

Project Site/Address: 201 W. Mulberry St., Kaufman, TX 75142

Tax ID Number: 75-2683633

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

Type of Business:

New/Unique Dining Concept Specialty Retail Entertainment

Brewery/Winery/Distillery 2nd Floor Commercial Use (specify): _____

Days/Hours of Operation: Tue, Wed, Thur - 12p-6p, Fri + Sat - 12p-8p

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

Type of Work (check all that apply):

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

Description of Fixed Site Improvements:

The front façade of the historic Perkins building will be renovated to resemble a contemporary version of the original department store. The improvements include:

- The 1970's first floor brick wall that is failing, will be removed and replaced with energy efficient, insulated glass windows.
- Decorative tile stem wall below the new windows.
- Original iron support columns to be exposed.
- Two doors for separate retail and office entries.
- New signage for retail space and office tenants.
- New flat awning to provide shade and shelter, in the same style as the original Perkins awning.
- Existing sprinkler system, will be upgraded with a new riser, backflow, alarm system and associated equipment.
- Sprinkler system will be hooked back up to the city water supply of Mulberry Street.
- Gallery/retail space will be updated with new paint, flooring and lighting.

Total Anticipated Improvement Costs: Fire Sprinkler + Facade \$270,481.21
*Attach all estimates for work subject to the applicable uses of this grant program

Name/Contact Info of General Contractor: _____

Type of Financing (check all that apply):

- Self-Funded Business Loan Private Equity

Name/Contact Info of Banker (if applicable): _____

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

The façade restoration project will enhance the overall appearance of the square, and provide a more enjoyable experience for visitors, shoppers, diners, passers by and those who work on the square. The storefront will serve as our gallery/retail store where we'll sell the products we make next door in our workshop, along with other regionally hand-crafted items. Other offerings will include several updated office spaces, hourly board room rental for small meetings and legal depositions, and our Bonnie & Clyde Bed and Breakfast. A #madehere, hand-crafted product line, along with the improved office spaces and bed and breakfast are a perfect fit for The Square, and will attract visitors from across Texas and beyond.

In conjunction with the retail storefront, we will ramp up our online retail site with regular new product releases. We will integrate our Saatchi art site into our retail website and the storefront retail shopping experience, for more affordable art options. We'll also add a gift registry for weddings, graduations, birthdays and other special occasions and increase our social media presence and marketing efforts.

Does your business have other existing locations? Yes No

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

Describe owner(s) background and industry experience:

Tony Collins Art has provided custom art, metalwork and lighting for residential and commercial clients since 1997. Some of our clients include Chili's, Uncle Julio's, Dickey's Barbeque, JPMorgan Chase, Wells Fargo and Goldman Sachs.

Type of Project: New Location Relocation Expansion

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

Will product be manufactured on site? Yes No

If yes, describe (including any export activity): decorative home decor + lighting + artwork

Anticipated Job Creation (specify FT/PT): TBD - possibly PT retail + workshop assistance.

Average Job Wage: TBD based on job descriptions

Value Type	Estimated Amount (\$)
Annual Taxable Sales	\$150,000 - \$300,000
Real Property (after improvements)	\$950,000
Business Personal Property (Inventory/FF&E)	\$5,000
Annual Mixed Beverage Sales (if applicable)	NA

Attachments Requested (if available):

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

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

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

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

Business Name: Tony Collins Art, Inc.

Applicant Signature: 

Applicant Name (printed): Holly Collins

Property Owner Signature (if different): _____

Property Owner Name (printed): Tony Collins Art, Inc.

Date: 10/30/25

This section to be completed by KEDC Staff

KEDC Staff Review: _____ **Date:** _____

Staff Recommendation: Approve Deny More Information Needed

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



EXPANSION PLAN

October 2025

BACKGROUND

Tony Collins Art, Inc. was founded in 1997. For 28 years, we've specialized in custom metalwork, home furnishings, retail store fixtures, custom restaurant and corporate lighting and art. We've worked with individual homeowners, and corporate clients including Chili's, Uncle Julio's, Dickey's, Daltille, Goldman Sachs, JP Morgan Chase and Wells Fargo. We also built and maintain the rotating structure that holds Dallas's iconic ExxonMobil Pegasus at the Omni Dallas Hotel.

RETAIL

We are now amidst our expansion project into a retail storefront in Kaufman, Texas. We purchased two historic buildings and are renovating them. One building is our workshop/design studio; and the other faces the quaint downtown Kaufman Square, and will serve as our gallery/retail store where we will sell the products we make next door in our workshop, along with other regionally hand-crafted items. A locally-made, hand-crafted product line is the perfect fit for The Square, which attracts visitors from across Texas and beyond.

In conjunction with the retail storefront, we will ramp up our online retail site with regular new product releases. We will integrate our Saatchi art site into our retail website and the storefront retail shopping experience, for more affordable art options. We'll also add a gift registry for weddings, graduations, birthdays and other special occasions and increase our social media presence and marketing efforts.

We plan to have the retail storefront and online site up and running in the summer 2026. After our first holiday season, we can better estimate sales moving forward.

OFFICE LEASING

The two-story building on The Square also houses nine office spaces that will be remodeled and leased. When the office reception area is complete, we will start leasing the newly remodeled spaces, and bring the rents up to current market.

We have completed our state-of-the art Board Room with video conferencing equipment, and will rent it to local and visiting attorneys for meetings and depositions. Kaufman is the county seat and there is a hub of legal activity here. We see great opportunity in this area for our Board Room short-term rentals.

Kaufman County is one of the fastest growing counties in the US, and we will partner with local realtors, the Kaufman Economic Development Corporation and Kaufman Chamber of Commerce for additional meeting room rental opportunities.

BED AND BREAKFAST

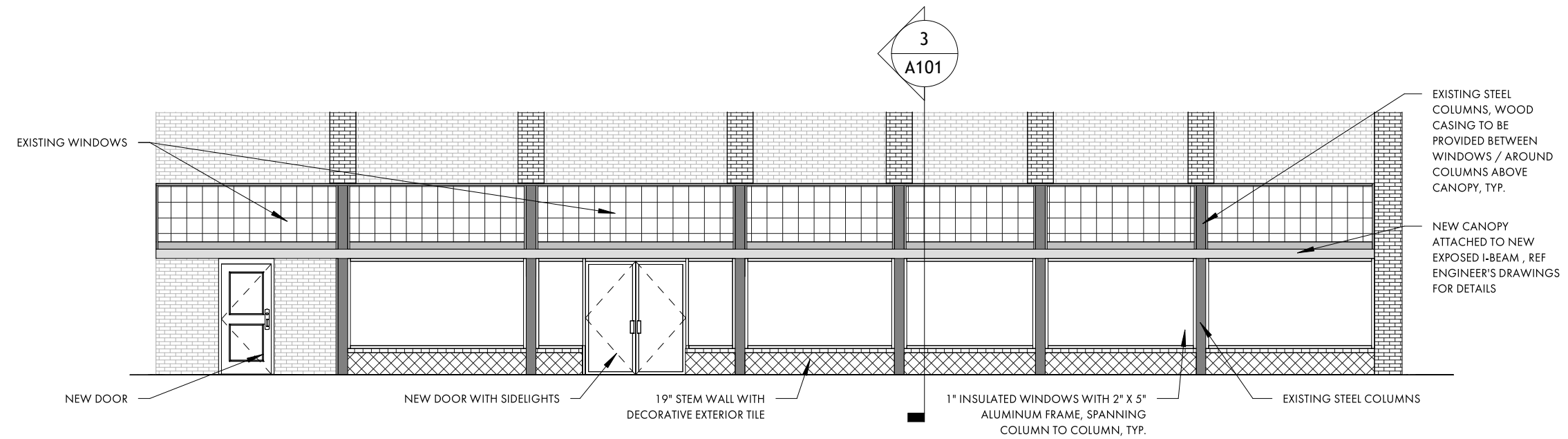
We will also open the "Bonnie and Clyde" bed and breakfast suite upstairs, as Bonnie and Clyde stayed there during their crime spree when the building was a hotel!

CUSTOM PROJECTS

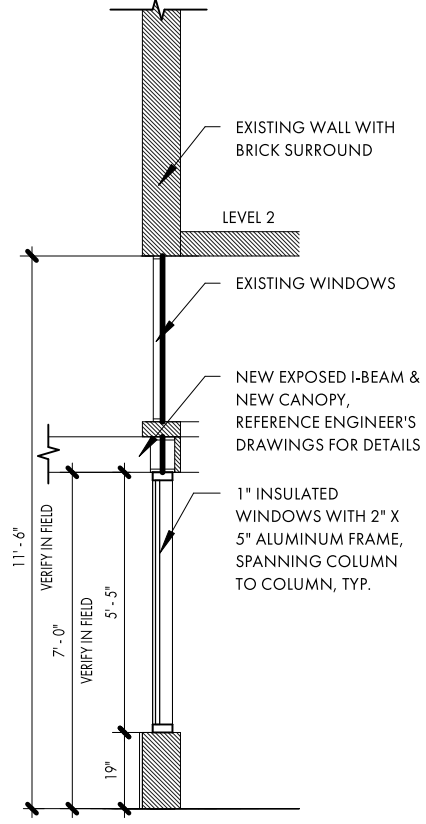
We will continue to work with our corporate clients while growing our storefront, online retail, bed and breakfast, and office rental operations.



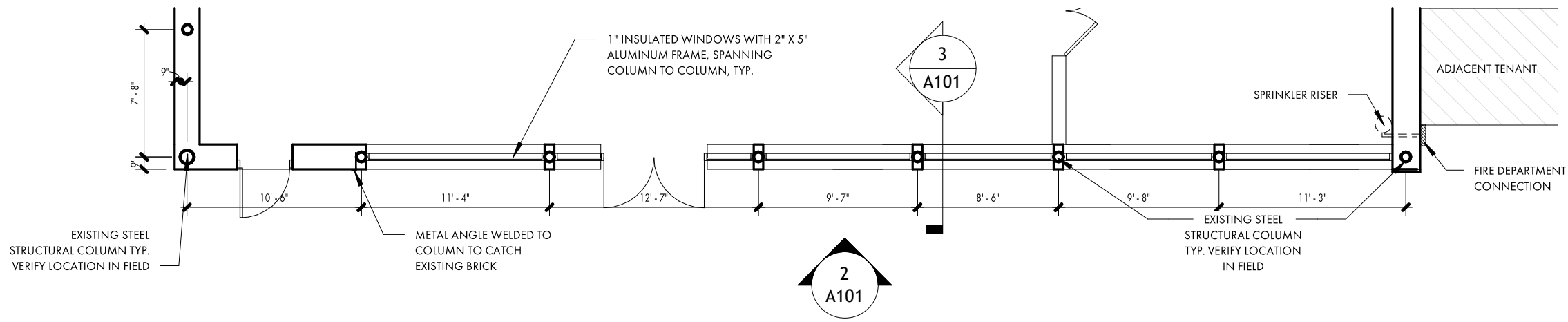
TONY
COLLINS
art + home



2 FRONT ELEVATION
1/8" = 1'-0"



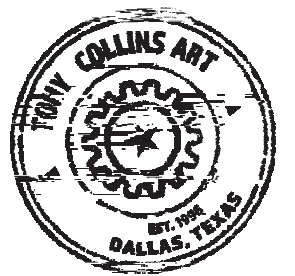
3 WALL SECTION
1/4" = 1'-0"



1 FRONT FACADE PLAN
1/8" = 1'-0"

*VERIFY ALL LOCATIONS/ DIMENSIONS OF EXISTING ELEMENTS IN FIELD.

10.30.2025



Tony Collins Art
201 W. MULBERRY ST.
KAUFMAN, TX 75142
info@TonyCollinsArt.com
214-566-4043
TonyCollinsArt.com

FRONT FACADE

A101



Mosier contracting Inc

209 e Mason st
 Mabank, TX 75147
 9034708550
 www.mosiercontractinginc.com
 mosiercontracting@gmail.com

Estimate #1095

SENT

Tony Collins
 (214) 566-5356
 tony@tonycollinsart.com
 201 West Mulberry Street
 Kaufman, Texas 75142

Date: Oct 30, 2025
Expiration Date: Nov 29, 2025
Status: Sent

Item	Unit Price	Quantity	Taxed	Amount
new store front commercial windows and doors Storefront windows for exterior of building.	\$60,310.00	1	No	\$60,310.00
demo facade	\$3,500.00	1	No	\$3,500.00
rebuild upper existing window's Wood rot is apparent. Windows and casings need to be restored.	\$4,250.00	1	No	\$4,250.00
L003 - labor trash haul off (dumpster fee)	\$2,268.00	3	No	\$6,804.00
supply and build upper columns (wrap)	\$3,175.00	1	No	\$3,175.00
concrete beam	\$12,600.00	1	No	\$12,600.00
Awning and TPO Supply and install awning. Includes metal I beam and TPO roofing for awning.	\$46,780.00	1	No	\$46,780.00

Item	Unit Price	Quantity	Taxed	Amount
Painting	\$6,200.00	1	No	\$6,200.00
Supply and paint all exterior including columns and upper windows.				

Thank you for your business!

Subtotal	\$143,619.00
Total	\$143,619.00

Contract

All material is guaranteed to be as specified and the work will be completed in a workmanlike manner in accordance to specifications. Any and all alterations or deviations from the stated specifications involving extra costs and materials will be executed only upon written orders. These changes turn into an extra charge, over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond contractor’s control. Owner of property to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Mosier’s Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney’s fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

This proposal may be withdrawn if not accepted within 30 days.

.....
Acceptance of Proposal

As stated in the above specifications. The costs, materials, and specifications are satisfactory and are hereby accepted. I authorized the contractor to perform the work as specified and payments will be made as summarize above.

Any work thats not in contract will be considered a change order. All changed orders must be signed and paid 100% before doing said change order.

All materials are to be paid 100% when bid is accepted.

10%-50% of labor is to be paid before starting project. The % down will be determined by a Mosier Contracting Project manager depending on size of job,

Signature

Date



Mosier contracting Inc

209 e Mason st
Mabank, TX 75147

9034708550

www.mosiercontractinginc.com

mosiercontracting@gmail.com

Estimate #1086

ACCEPTED

Tony Collins
(214) 566-5356
201 West Mulberry Street
Kaufman, Texas 75142

Date: Oct 23, 2025
Expiration Date: Nov 22, 2025
Status: Accepted

Item	Unit Price	Quantity	Taxed	Amount
Construction Fencing	\$1,704.95	1	No	\$1,704.95
Construction Fencing to surround front of building.				
Engineering Consultation	\$1,701.00	1	No	\$1,701.00
Consultation from Bluebonnet Structural Engineering.				

Thank you for your business!

Subtotal **\$3,405.95**
Total **\$3,405.95**

Files



1 File was uploaded to the report
[Click here to access](#)

Contract

All material is guaranteed to be as specified and the work will be completed in a workmanlike manner in accordance to specifications. Any and all alterations or deviations from the stated specifications involving extra costs and materials will be executed only upon written orders. These changes turn into an extra charge, over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond contractor's control. Owner of property to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Mosier's Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

This proposal may be withdrawn if not accepted within 30 days.

.....
Acceptance of Proposal

As stated in the above specifications. The costs, materials, and specifications are satisfactory and are hereby accepted. I authorized the contractor to perform the work as specified and payments will be made as summarize above.

Any work thats not in contract will be considered a change order. All changed orders must be signed and paid 100% before doing said change order.

All materials are to be paid 100% when bid is accepted.

10%-50% of labor is to be paid before starting project. The % down will be determined by a Mosier Contracting Project manager depending on size of job,



Signature

Oct 24, 2025

Date



P.O. Box 797
Waxahachie, TX 75168
800.550.2287 toll free
972.923.1516 fax
www.actionfirepros.com

PROPOSAL

DATE: October 16, 2025

PROPOSAL NO.: 25-JBB-774

PROPOSAL SUBMITTED TO:

Tony Collins Art
201 West Mulberry
Kaufman, TX

WORK TO BE PERFORMED AT:

Tony Collins Art - Phase One
201 West Mulberry Kaufman TX

ATTN: Holly
TEL: (214) 566-4043 Ext:
EMAIL: Holly@Tonycollinsart.com

We hereby propose to furnish all the material and perform all the labor necessary for the completion of the following:

- INSTALL (1) KIDDE ADDRESSABLE FIRE ALARM CONTROL PANEL**
- INSTALL (1) DUAL PATH CELLULAR COMMUNICATOR**
- INSTALL (1) ADDRESSABLE MANUAL PULL STATION**
- INSTALL (8) ADDRESSABLE SMOKE DETECTORS**
- INSTALL (1) ADDRESSABLE DUCT SMOKE DETECTOR**
- INSTALL (10) ADDRESSABLE CO DETECTORS**
- INSTALL (7) LOW FREQUENCY SOUNDERS**
- INSTALL (37) CEILING MOUNT NOTIFICATION DEVICES**
- PLAN AND PERMIT WITH THE CITY OF KAUFMAN**
- PERFORM FINAL ACCEPTANCE TEST WITH KAUFMAN FIRE DEPARTMENT**

CUSTOMER TO PROVIDE: DEDICATED 120 VOLT CIRCUIT, DUCT DETECTOR SHUTDOWN WIRING
PRICE INCLUDES: PLAN AND PERMIT
PRICE EXCLUDES: SALES TAX, OVERTIME, ELECTRICAL, CONDUIT, THIRD PARTY PROGRAMMING, ANY CHANGES MADE BY FIRE MARSHAL, CUTTING, PATCHING OR PAINTING OF ANY SHEETROCKAFTERHOURS TESTING AND ANY WORK OUTSIDE OF THIS SCOPE

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of **(\$37,071.00)**

PAYMENT TERMS ARE NET 30 DAYS WITH APPROVED CREDIT
PRICING VALID FOR (30) DAYS FROM DATE OF QUOTATION
A 3.5% PROCESSING FEE WILL BE ADDED TO ALL CREDIT CARD PAYMENTS

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance upon above work. Workman's Compensation and Public Liability Insurance on the above work is to be taken out by ACTION FIRE ALARM LLC dba ACTION FIRE PROS.

Respectfully Submitted,
Jason Bray

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICE, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

Print name

Signature

Date



P.O. Box 797
Waxahachie, TX 75168
800.550.2287 toll free
972.923.1516 fax
www.actionfirepros.com

PROPOSAL

DATE: April 24, 2025

PROPOSAL NO.: 25-JC-774-R

PROPOSAL SUBMITTED TO:

201 West Mulberry
Kaufman, TX
ATTN: Tony .
TEL: Ext:
FAX:
EMAIL: Tony@tonycollinsart.com

WORK TO BE PERFORMED AT:

201 West Mulberry, Kaufman Tx

Action fire is pleased to present this proposal to provide the following below, Action fire pros will provide all labor, tool, and materials to perform the work listed below.

PRICE INCLUDES: Phase #1

- 1. Add and relocate approximately 50 heads in phase 1 per the plans on 9-23-25
Materials-\$5,250.00 labor-\$8,625.00 Pendants only in drop ceiling area.**
- 2. Change out standard upright to quick response heads pending count will
price later.**
- 3. Fire alarm Quote to come from Jason Bray**
- 4. Install 6" riser and tie in riser to existing main when underground is brought
into building Action to start 1-0" above grade. – Backflow, alarm valve, and
piping back to existing cross main to be provided as well as labor.
Materials-\$18,800.00 labor-\$4,600.00**

Design-\$4,600.00 Includes permit

**There will be additional work as the building changes and will be considered
phase 2, permit is only good for 1 year at that time you will be required to pay
for a new permit. Our intention is to only draw our piping as I believe jimmy
will submit his own drawing and permit. Please advise if anything here needs
to change.**

PRICE EXCLUDES:

**SALES TAX, OVERTIME, FIRE ALARM WORK, CENTERING OF FIRE SPRINKLER
HEADS IN CEILING TILES, PATCHING, PAINTING OR SHEETROCK REPAIRS,
RELOCATION OF MAINS AND BRANCLINES, INSTALLATION OF SPRINKLER
HEADS IN TILES.**

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of See above

PAYMENT TERMS ARE NET 30 DAYS WITH APPROVED CREDIT
PRICING VALID FOR (30) DAYS FROM DATE OF QUOTATION
A 3.5% PROCESSING FEE WILL BE ADDED TO ALL CREDIT CARD PAYMENTS

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance upon above work. Workman's Compensation and Public Liability Insurance on the above work is to be taken out by ACTION AUTOMATIC SPRINKLER, INC dba ACTION FIRE PROS.

Respectfully Submitted,
Jon Couch

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICE, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

Print name

Signature

Date

Excel Coring & Concrete Cutting Inc.
P. O. Box 326
Kaufman, TX
75142

Estimate

Date 5/21/2024
Estimate # 4805

Name / Address
TONY COLLINS ART 1916 Botham Jean Blvd Dallas, Tx 75215

P.O. #
Terms

Due Date 5/21/2024
Other

Description	Qty	Rate	Total
Project : NEW ART STUDIO : W. Mulberry St, Kaufman, Tx Remodel Installation of 6" Underground Fire Main Note: Pricing Below Only Includes Connect To The Existing 6" Fire Main in the Sidewalk Along Mulberry. This Specifically Excludes Any Removal or Replacement of Existing Piping or Tapping Valve Should It Be Discovered Faulty In Any Way Or Should The City of Kaufman Require It. Due to Volatile Markets in our Materials, Pricing Below Is Good For 30 Days Only.			
Saw Cut, Demo & Dispose of Existing Sidewalk Paving	1	2,375.00	2,375.00T
Expose Existing Fire Main in City Easement	1	1,680.00	1,680.00T
Cut & Connect to Existing Fire Main	1	1,815.00	1,815.00T
Install 6" DR-14 PVC Pipe	20	84.00	1,680.00T
Install Mechanical Joint Fitting w/ Blocking	1	535.00	535.00T
Install 6" Stainless Riser in Existing Building " Standard Length Only"	1	3,900.00	3,900.00T
Testing	1	500.00	500.00T
Approved Fire Plan & Permit	1	1,750.00	1,750.00T
Remove & Replace Existing Concrete Floor Slab	1	1,385.00	1,385.00T
Replace 4" Sidewalk Paving	1	8,500.00	8,500.00T

Subtotal
Sales Tax (8.25%)

admin@excelsiteservice.com
www.excelcoring.com

817-927-9800

Total

Excel Coring & Concrete Cutting Inc.
P. O. Box 326
Kaufman, TX
75142

Estimate

Date 5/21/2024
Estimate # 4805

Name / Address
TONY COLLINS ART 1916 Botham Jean Blvd Dallas, Tx 75215

P.O. #
Terms

Due Date 5/21/2024
Other

Description	Qty	Rate	Total
Trench Safety	1	750.00	750.00
Barricades & Safety	1	1,200.00	1,200.00T
Road Plates for Sidewalk Access	1	1,865.00	1,865.00T
Mobilization & Trip Fee	1	1,000.00	1,000.00T
Includes: Embedment & Backfill per City Spec, Mechanical Compaction of Trenches, Installation During Normal Work Hours, and Items & Quantities Listed Above.			
		Subtotal	
		Sales Tax (8.25%)	
		Total	

admin@excelsiteservice.com
www.excelcoring.com

817-927-9800

