



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, JANUARY 13, 2026 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 November 12, 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 a status update regarding the City of Kaufman's Economic Development Administration (EDA) grant application for the FY 2025 Disaster Supplemental Grant Program for public utility infrastructure in the Kaufman Commerce Park.

5. Consider and take appropriate action on a mutual termination agreement between the Kaufman Economic Development Corporation and the Kaufman Chamber of Commerce regarding the Economic Development Program Agreement for business retention and expansion (BRE) services.

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, Snooze, Jetson, AC/DC, Kettle, Reflection, Waco, Cupboard, Kaleidoscope, Flashlight, Velocity, Cowbell, 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

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

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

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

ADJOURNMENT

I, STEWART McGREGOR, EXECUTIVE DIRECTOR, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 6:00 P.M. ON WEDNESDAY, JANUARY 7, 2026, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3) 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
 11:55 01/09/26
 Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman
 Revenue & Expense Report
 Department: Non departmental
 Period Ending: 1/2026

Account	Description	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent	Prior Year Actual	2 Years Prior Actual Total
32-4105-000-0	General Sales & Use	640,000.00-			176,856.89-	463,143.11-	72.366	660,572.69-	632,608.46-
	Subtotal:	640,000.00-			176,856.89-	463,143.11-	72.366	660,572.69-	632,608.46-
32-4604-000-0	Interest Income	40,000.00-			12,361.40-	27,638.60-	69.097	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-			12,361.40-	37,638.60-	75.277	65,056.38-	2,838,868.44-
	Program number:	690,000.00-			189,218.29-	500,781.71-	72.577	725,629.07-	3,471,476.90-
	Department number: Non departmental	690,000.00-			189,218.29-	500,781.71-	72.577	725,629.07-	3,471,476.90-
	Revenue Subtotal -----	690,000.00-			189,218.29-	500,781.71-	72.577	725,629.07-	3,471,476.90-

glbase_scm1 kedcdir
 11:55 01/09/26
 Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman
 Revenue & Expense Report
 Department: Non departmental
 Period Ending: 1/2026

Account	Description	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent	Prior Year Actual	2 Years Prior Actual Total
32-5101-000-0	Salaries & Wages	162,485.00			20,605.92	141,879.08	87.318	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			20,605.92	152,249.08	88.079	159,377.26	150,028.06
32-5203-000-0	Operating Supplies	2,000.00			398.27	1,601.73	80.087	98.97	4,779.18
32-5213-000-0	Meetings	13,000.00			1,735.47	11,264.53	86.650	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			6,465.38	21,584.62	76.951	26,832.02	29,629.67
32-5302-000-0	Postage & Delivery	500.00			24.32	475.68	95.136	57.87	355.00
32-5303-000-0	Advertising	13,660.00			1,823.00	11,837.00	86.654	10,825.85	23,255.00
32-5305-000-0	Licenses, Dues & Sub	7,720.00			1,443.12	6,276.88	81.307	4,134.54	6,151.93
32-5306-000-W	Utilities-Electric/W	550.00			166.65	383.35	69.700	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	1,852.00	4,348.00	70.129	3,380.59	4,585.42
32-5330-000-0	Travel	12,950.00	2,827.30	10,122.70	78.168	8,280.61	6,429.10
32-5352-000-0	Maintenance-Grounds	8,000.00	1,000.00	7,000.00	87.500	6,862.35	8,000.00
32-5362-000-0	Professional Svcs-Ad	106,455.00	5,638.00	100,817.00	94.704	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	15,524.39	151,570.61	90.709	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	229,595.69	500,404.31	68.549	689,027.23	3,411,557.37

glbase_scm1 kedcdir
 11:55 01/09/26
 Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman
 Revenue & Expense Report

Department: Non departmental Program:

Account	Description	Current Year Budget	Current Month Actual	Period Ending: 1/2026 Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent	Prior Year Actual	2 Years Prior Actual Total
Department number: Non departmental		730,000.00			229,595.69	500,404.31	68.549	689,027.23	3,411,557.37
Expenditure Subtotal -----		730,000.00			229,595.69	500,404.31	68.549	689,027.23	3,411,557.37
Fund number: 32 ECONOMIC DEVELOPMENT CORP.		40,000.00			40,377.40	377.40-	-.944	36,601.84-	59,919.53-
***** End of Report *****									



**MINUTES OF THE
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**

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 6:00 p.m. Directors present were Charles Gillenwater, Barry Ratcliffe, Ben Brashear, and Tommy Henricks. Director Jane Lucas was absent. President Gillenwater declared a quorum present. Also present were Assistant City Manager Rachel Balthrop Mendoza, 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 October 14, 2025 Kaufman Economic Development Corporation meeting.

Vice President Ratcliffe made a motion to approve the minutes from the October 14, 2025, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Brashear 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 downtown destination matching grant application for Tony Collins Art, Inc., located at 201 W. Mulberry St., Kaufman, TX 75142.

Mr. McGregor presented the application for a downtown destination matching grant from Tony Collins Art for the property at 201 W. Mulberry St. He reviewed the proposed project and the benefits for the community. There was a discussion about the renovation plans.

Director Henricks made a motion to approve a downtown destination matching grant application from Tony Collins Art, Inc. for the property at 1201 W. Mulberry St., for an amount not to exceed \$25,000.00 in accordance with the grant program. The motion was seconded by Director Brashear and passed 4/0.

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

President Gillenwater recessed into Executive Session at 6:27 p.m.

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

President Gillenwater reconvened into open session at 7:12 p.m.

6. 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.

Mr. Gregor reminded the board about the Community Open House on November 20, 2026, at 5:00 p.m. at the Kaufman Civic Center.

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

No comments were given.

ADJOURNMENT

There being no further business, President Gillenwater adjourned the meeting at 7:13 p.m.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer

Executive Director's Report January 13, 2026

Calendar

- **11/13:** Kaufman Chamber Quarterly Member Lunch
- **11/17:** Monthly City Council Meeting
- **11/18:** Quarterly Kaufman County Leadership Council Meeting
- **11/19:** City Employee Thanksgiving Lunch; EDA Engineering Report Kickoff Call w/ Kimley-Horn; EDC Law Firm (Nichols Jackson) Orientation
- **11/20:** Dallas Regional Chamber State of the State Luncheon; City Comprehensive Plan Open House #1
- **11/24:** Meeting w/ Michael Flusche (District Director, US Sen. Ted Cruz)
- **11/25:** Agile Cold Storage Skills Development Training Call; Meeting w/ Walker Hairston (Falcon Realty)
- **11/26-28:** Thanksgiving Holiday
- **12/2:** Meeting w/ HomeBank; Presentation to Collin College Construction Management Students
- **12/4:** Meeting w/ Lynn McGinley (Kaufman Chamber Interim CEO); Meeting w/ Jacob Mohr (Clever Electric)
- **12/8:** TVCC Board Meeting (Agile Tax Abatement)
- **12/9:** TVCC Kaufman Campus Building Tour
- **12/10:** Quarterly State Cultural Affairs Advisory Council Meeting; The Center Expansion Groundbreaking Ceremony; Kaufman EDC Website Updates Call
- **12/11:** TVCC Palestine Campus Tour; Meeting w/ Advantage Redi-Mix
- **12/12:** Call w/ North Central Texas Council of Governments (EDA Grant Application)
- **12/15:** Dallas Regional Chamber DFW Marketing Team Holiday Lunch
- **12/16:** Presentation to Texas Health-Kaufman Governance Committee; Kaufman County Commissioner's Court Meeting (Agile Tax Abatement); Agile Cold Storage Grand Opening Ceremony; Dwtm. Market Under the Stars
- **12/17:** City Employee Christmas Luncheon
- **12/18:** Meeting w/ Steve Robertson (ANB); Meeting w/ B&B Steakhouse
- **12/19:** Mayor's Roundtable Meeting
- **12/22:** Call w/ North Central Texas Council of Governments (EDA Grant Application); Meeting w/ Judy Kurtz (KW Commercial Realty); Agile Cold Storage Reinvestment Zone & Tax Abatement Agreements Filed w/ KCAD
- **12/23:** Call w/ Falcon Realty & Fmr. Chicken E Property Owner
- **12/24-1/2:** Christmas Vacation
- **12/27:** EDA Grant Application Submitted!!!
- **1/7:** Meeting w/ new Oncor Community Relations Officer (Uriel de la Fuente); City Comprehensive Plan Meeting
- **1/8:** Leadership Kaufman County EDC Day Presentation

Prospect Lead Responses: Projects Goose & Seven Spades

Upcoming Events: MLK Holiday (1/19); Monthly City Council Meeting (1/26); Stewart Out (1/26-30); President's Day Holiday (2/16); ICSC Red River Retail Show (2/17-18, San Antonio); Monthly City Council Meeting (2/23); Kaufman Chamber Annual Banquet (2/24)

Next Regular KEDC Board Meeting: February 10th

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



Meeting Date: 1-13-2026	Date: 1-9-2026	Item #: 4	Dept.: KEDC
--------------------------------	-----------------------	------------------	--------------------

(Check one)

Consent

 Action

 Discussion

SUBJECT:
 Consider and discuss a status update regarding the City of Kaufman’s Economic Development Administration (EDA) grant application for the FY 2025 Disaster Supplemental Grant Program for public utility infrastructure in the Kaufman Commerce Park.

BACKGROUND:
 An update will be provided to the board regarding this grant application and options moving forward.

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

Cost: N/A	Funds Available: N/A	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"/>



Meeting Date: 1-13-2026	Date: 1-9-2026	Item #: 5	Dept.: KEDC
--------------------------------	-----------------------	------------------	--------------------

(Check one)

Consent

 Action

 Discussion

SUBJECT:
 Consider and take appropriate action on a mutual termination agreement between the Kaufman Economic Development Corporation and the Kaufman Chamber of Commerce regarding the Economic Development Program Agreement for business retention and expansion (BRE) services.

BACKGROUND:
 Due to the resignation of the Kaufman Chamber CEO in October, many of the services provided by the Chamber as part of our BRE contract have been unfulfilled. The KEDC has not paid the Chamber any funds since October as part of the contract. In conversation with Chamber officers, there is mutual agreement that canceling the contract would be in the best interest of both organizations. The Chamber board will consider authorizing termination at their January board meeting on 1/15/26.

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

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

Recommendation:
 Approval

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

**ECONOMIC DEVELOPMENT PROGRAM AGREEMENT
BETWEEN THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION
AND THE KAUFMAN CHAMBER OF COMMERCE**

This Agreement is made between the City of Kaufman Economic Development Corporation, (“KEDC”), and the City of Kaufman Chamber of Commerce, (“Chamber”), for the purpose of providing for a program to promote economic development and business retention through the joint efforts of the parties hereto, who in consideration of the mutual promises, agree as follows:

- A. Over the term of this Agreement, the Chamber shall provide the following services to the KEDC, in accordance with Exhibit A, attached hereto and incorporated as if set forth fully herein:
- i. **Business of the Month Coordination.** The Chamber shall promote existing businesses by working with the KEDC on a monthly basis to award a business in the City limits of Kaufman a monthly recognition award.
 - ii. **Quarterly Workforce Roundtables.** The Chamber shall work with major employers, workforce and education partners in hosting a quarterly roundtable meeting to discuss local industry and workforce needs.
 - iii. **Monthly Business Roundtables.** The Chamber shall work with the KEDC in hosting a monthly business roundtable discussion with employers in Kaufman to discuss issues pertaining to local business and industry.
 - iv. **Business Retention & Expansion Meetings.** The Chamber shall coordinate with the KEDC nine (9) business retention meetings with local employers each year at the KEDC’s discretion. Chamber shall be responsible for scheduling and any follow up at the direction of the KEDC, as necessary.
 - v. **New Employer Hiring Support.** The Chamber shall coordinate with the KEDC on hiring support for new employers opening in Kaufman in FY 2026. Particularly, Agile Cold Storage and Lowe’s Home Improvement. Hiring support services may include the coordination of space for employee interviews or planning hiring events with the companies.
 - vi. **Monthly KEDC/Chamber Meetings.** The KEDC and the Chamber shall conduct monthly staff meetings to review the implementation of this Agreement, including ongoing projects, and any projects associated with this Agreement.
 - vii. **Miscellaneous Support Services.** The Chamber shall provide support services to the KEDC, as necessary, for various economic development services at the discretion of the KEDC.
 - viii. **Postage & Supplies.** For the services rendered on behalf of the KEDC, the Chamber is entitled to a postage and supplies allowance as reflected in Exhibit A.
 - ix. **Prairie Creek Crossing Chamber Lot Maintenance Credit.** In exchange for mowing by the KEDC of property owned by the Kaufman Chamber of Commerce in the Prairie Creek Crossing Business Park, the KEDC is entitled to a pro-rata credit toward contracted services as reflected in Exhibit A.
- B. **Compensation.** The total cost of the services identified above shall be \$7,200.00

payable in monthly installments at \$600.00, due to the Chamber the first of each month, as long as this Agreement is in effect. In no event shall the Agreement amount change without mutual written agreement of the parties hereto. The Chamber shall keep current and accurate records of all funds received and expended, as well as deliverables and metrics specified herein, which shall be subject to inspection and audit by the KEDC at all reasonable times. All such records shall be subject to the Texas Public Information Act, Tex. Gov't Code Ch. 552.

- C. **Use of KEDC Funds and Scope of Work.** As a condition of the receipt of KEDC funds, the Chamber hereby agrees to use and expend all funds pursuant to this Agreement, which shall comply with all applicable federal, state, and local laws.
- D. **Reporting Requirements.** The Chamber shall provide written reports to the KEDC as follows:
 - 1. An oral report twice per year evidencing Chamber services performed under this Agreement; and
 - 2. Other reports, upon request by the KEDC.
- E. **INDEMNITY. THE CHAMBER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE KEDC, ITS ELECTED OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, AND REPRESENTATIVES FROM ANY AND ALL CLAIMS, SUITS, OR LIABILITIES ARISING FROM OR RELATED TO ANY ACT OR OMISSION OF THE CHAMBER, ITS OFFICERS, DIRECTORS, OFFICIALS, EMPLOYEES, OR REPRESENTATIVES IN THE PERFORMANCE OF THIS AGREEMENT. THIS INCLUDES PROPERTY DAMAGE, PERSONAL INJURY OR DEATH AND ALSO COVERS COSTS OF SUIT AND ATTORNEYS' FEES.**
- F. **Term of Agreement.** This Agreement shall be effective from October 1, 2025, through September 30, 2026.
- G. **Termination.** Either party may terminate this Agreement by giving written notice to the other party thirty (30) days in advance of the termination date, in which case any unexpended funds provided by the KEDC shall be returned to the KEDC within fifteen (15) days from the date the written notice is mailed to the Chamber. If the Chamber fails to meet the deliverables or metrics required under this Agreement, and it results in termination of the Agreement by the KEDC, then the Chamber will not be eligible for any future funding from the KEDC for a one (1) year period.
- H. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written. This Agreement may only be modified by the subsequent mutual written agreement executed by the KEDC and the Chamber.
- I. **Waiver.** Any waiver by the KEDC of any provision or condition of this Agreement shall not be construed to be a waiver of any other provisions or conditions of this Agreement.

- J. **Governing Law.** This Agreement shall be governed by the laws of the State of Texas.
- K. **Severability.** Should any provision of this Agreement be adjudged illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect the legality, validity of enforceability of the Agreement as a whole or any sections, subsections, sentences, or clauses herein.

EXECUTED this the _____ day of _____, 2025.

KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION:

BY: _____
PRESIDENT

APPROVED AS TO FORM:
M. ANN MONTGOMERY
KEDC ATTORNEY

By: _____

KAUFMAN CHAMBER OF COMMERCE

By: _____

Its: _____

Exhibit A

KEDC-Kaufman Chamber FY 2026 Contract		
Service	Hours	Amount
Business of the Month	24	\$ 968.64
Quarterly Workforce Roundtable	20	\$ 807.20
Monthly Business Roundtable	30	\$ 1,210.80
New Employer Hiring Support	40	\$ 1,614.40
BRE Meetings	18	\$ 726.48
Miscellaneous Support Services	24	\$ 968.64
Monthly Chamber/EDC Meetings	24	\$ 968.64
Postage & Supplies	0	\$ 150.00
	180	
Hourly Rate of Pay	\$ 40.36	
Biz Park Mowing Credit	\$ 214.80	
Total Contracted Amount	\$ 7,200.00	