



**NOTICE OF MEETING & AGENDA  
KAUFMAN ECONOMIC DEVELOPMENT  
CORPORATION MEETING  
TUESDAY, FEBRUARY 10, 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 January 13, 2026 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. Discuss and consider updates to the new Kaufman Economic Development Corporation website.

**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, 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**

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, FEBRUARY 4, 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.**

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10:22 02/06/26  
Fund: 32 ECONOMIC DEVELOPMENT CORP.

Page 1

City of Kaufman  
Revenue & Expense Report

Department: Non departmental      Program:

Period Ending: 2/2026

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-			233,520.72-	406,479.28-	63.512	660,572.69-	632,608.46-
Subtotal:		640,000.00-			233,520.72-	406,479.28-	63.512	660,572.69-	632,608.46-
32-4604-000-0	Interest Income	40,000.00-			16,224.33-	23,775.67-	59.439	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-			16,224.33-	33,775.67-	67.551	65,056.38-	2,838,868.44-
Program number:		690,000.00-			249,745.05-	440,254.95-	63.805	725,629.07-	3,471,476.90-
Department number: Non departmental		690,000.00-			249,745.05-	440,254.95-	63.805	725,629.07-	3,471,476.90-
Revenue Subtotal -----		690,000.00-			249,745.05-	440,254.95-	63.805	725,629.07-	3,471,476.90-

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Page 2

City of Kaufman  
Revenue & Expense Report

Department: Non departmental      Program:

Period Ending: 2/2026

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

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 10:22 02/06/26  
 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: 2/2026 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			20,149.36-	60,149.36	150.373	36,601.84-	59,919.53-
***** End of Report *****									



**MINUTES OF THE  
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**

**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, Jane Lucas, Ben Brashear, and Barry Ratcliffe. 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 November 12, 2025 Kaufman Economic Development Corporation meeting.

Director Lucas made a motion to approve the minutes from the November 12, 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 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.

Mr. McGregor updated the board on the City of Kaufman's Economic Development Administration grant application.

- 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.

Mr. McGregor reviewed the purpose of the proposed mutual termination agreement with the Kaufman Chamber of Commerce for business retention and expansion services.

President Gillenwater made a motion to approve 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. 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 6:29 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, 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**

President Gillenwater reconvened into open session at 6:43 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 February 10, 2026

### Calendar

- **1/15:** Kaufman Chamber Board Meeting; EDC Day Presentation to Leadership Van Zandt County
- **1/16:** Meeting w/ Viking Media (KEDC Website Project)
- **1/19:** Martin Luther King Day Holiday
- **1/20:** Fire Chief Brian Watson Welcome; Kaufman Marketing Initiatives Meeting; Meeting w/ Fifth Third Bank
- **1/21:** Call w/ Zipline Drone Delivery
- **1/22:** Kaufman Community Prayer Lunch
- **1/23:** Kaufman County Day at the Capitol Planning Meeting
- **1/26-28:** Ice Storm (City Hall Closed)
- **1/29:** Meeting w/ Viking Media (KEDC Website Project)
- **1/30:** North Texas Commission Business Competitiveness Task Force Meeting; Kaufman County Leadership Council Bylaws Review Committee Meeting
- **2/3:** Meeting w/ Hill & Wilkinson General Contractors; Industrial Prospect Call
- **2/4:** Meeting w/ Medical Office Prospect; Kaufman Comprehensive Plan Staff Meeting
- **2/5:** Meeting w/ Gavin Eastep (KISD Career/Technical Education)
- **2/6:** Meeting w/ South Pointe Developer Prospect; Meeting w/ Office Developer Prospect

Prospect Lead Responses: 2 Internal Industrial Leads

Upcoming Events: 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); Kaufman County Day at the Capitol (3/22-23)

Next Regular KEDC Board Meeting: March 10<sup>th</sup>

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



<b>Meeting Date: 2-10-2026</b>	<b>Date: 2-6-2026</b>	<b>Item #: 4</b>	<b>Dept.: KEDC</b>
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(Check one)

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

**SUBJECT:**  
 Discuss and consider updates to the new Kaufman Economic Development Corporation website.

**BACKGROUND:**  
 KEDC Staff are working with a web designer to refresh the KEDC website. He is wrapping up work on the site. KEDC Staff will share the site and request any feedback from the KEDC Board.

<b>Author:</b> Stewart McGregor, KEDC Executive Director	<b>Reviewed:</b> Stewart McGregor, KEDC Executive Director
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<b>Cost:</b> N/A	<b>Funds Available:</b> N/A	<b>Source:</b> N/A
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**Recommendation:**  
 Discussion and Direction

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